



**Town of Barnesville
Planning Commission
PO Box 95
Barnesville, MD 20838**

To: Frederick County Planning Commission
From: Town of Barnesville Planning Commission
Re: Sugarloaf Treasured Landscape Management Plan, Draft Proposal

September 15, 2021

Dear Frederick County Planning Commission Members,

Barnesville is a Maryland municipality located less than four miles south of the Sugarloaf Plan boundary. As a Planning Commission and Town that in 2020 completed a full revision of our Comprehensive Plan, we understand the importance of your role in assessing the staff draft, making appropriate modifications, then forwarding your recommended Plan for final review by the Frederick County Council.

Listed here are six recommended changes to the staff draft that we believe will strengthen it:

1. Acknowledge the concerns from hundreds of interested parties regarding the removal from the Sugarloaf area of the 490 agricultural acres near Md Route 80 interchange with I-270. We concur with all who have said that excluding the Stakeholders group from considering this unacceptable. Because the Stakeholders were by-passed, the next step is now with the Planning Commission. Whether you decide to support or deny this staff recommendation, your draft must include a strong and clear rationale for the position taken.
2. Here's a suggestion for strengthening your draft: add page 46 from the approved "Livable Frederick" Comprehensive Plan. This page describes and supports future improvements, including mass transit, to Interstate 270. Most of the Frederick area changes are directly adjacent to the Sugarloaf area boundary. This essential and critical information for the Sugarloaf area is neither included nor adequately discussed.

For the Sugarloaf area, what will happen on I-270 will surely influence, perhaps even do damage to the goals of preservation and environmental protection for the area.

Likewise, further development of Urbana to the west of I-270 would threaten the goals of the Plan to protect the landscape. These threats receive brief mention, but the draft lacks adequate thoughtful discussion of how these threats will spill over into the treasured landscape of Sugarloaf.

3. The staff draft Plan includes policies favoring “significant road improvements” and traffic safety improvements to the two-lane roads in the Sugarloaf area. We see a strong possibility that road improvements could actually make it harder to stay safe in the presence of heavy cut-through traffic.

We back this up with real world experience. Barnesville residents have spent years enduring commuter traffic on the two-lane state and county roads that go through our Town. Indeed, most of our increasingly heavy morning and afternoon traffic flows from and to Frederick and beyond, often because drivers are avoiding I-270 backups. The easier it is to find and use quick alternative routes, the more cars will flow through. (For example, when a recent truck accident on I-270 blocked the northbound lane, how long did it take the popular WAZE software to recommend that drivers leave the interstate and jump onto Thurston road? It took only a few minutes!)

Because we are a municipality and control our Town budget, our elected officials have chosen for the past five years to use local revenue to hire off-duty police officers to enforce speed limits and stop sign violations. Yes, it’s been frightfully expensive! Our return on investment is not financial, however, but safety. And our analysis is based on data – real world numbers about speeding and other traffic violations that we can share with your staff members as we have already done with engineers from the state of Maryland and our County.

4. Sugarloaf protection strategies in the draft have strong opportunities for alliances with people who live outside the Plan area. This includes Barnesville and residents in the surrounding Agricultural Reserve. It’s true that we aren’t Frederick County voters, but we can offer support through coalitions that exist or could be formed to make the Heritage Area a reality. Right now, the Plan’s protections are recommendations and these should include support offered from “next door.”
5. All of us signing this letter get our daily water for drinking and living from the Piedmont Sole Source Aquifer. This is a life-long health reason to favor improved protection of streams and slopes. We will speak as advocates for every strategy Frederick County puts forth to ensure our water stays clean, plentiful and steadily flowing. For example, we note the Plan suggests coordination with selected area fire departments when responding to hazardous material spills. This is appropriate, but please add a reference to the Upper Montgomery County Volunteer Fire Department, which is located in Beallsville, just 6 miles from Sugarloaf Mountain.

6. There are many recommendations in the staff draft that we hope you retain as valuable strategies for protection of Sugarloaf's heritage and environment. We are glad to see proposals to create the Sugarloaf Overlay District, adding significant open space acreage (*i.e.*, Stronghold) to the new District when it is created, an expansion of the Carrollton Manor Rural Legacy Area, and an application of RC zoning to critical stream valleys.

Thank you for reading and giving serious consideration to our suggestions. We will be happy to respond to questions from you or Planning Department staff.

Sincerely,
Barnesville Planning Commission



Norman (Woody) Bailey, Chair
Woody.bailey@gmail.com

Commission Members:
Meg Menke, Vice-Chair
Mildred Callear
Cynthia Jennings
Judy Stone



The Frederick County Planning Commission
Winchester Hall
12 East Church Street
Frederick, MD 21701

Subj: Sugarloaf Small Area Plan

Dear Planning Commission,

I'm writing on behalf of the Frederick County Chamber of Commerce, representing our membership on a matter of significant importance. By way of the background, the Chamber played an important role in the review and acceptance of the Livable Frederick Master Plan. Following a series of listening sessions and large and small gatherings, our Public Policy Committee issued a statement of support for the LFMP.

We recognized that the document represented an important departure from the typical political influence and advocacy efforts that were used to alter or adjust previous regional and local planning documents and efforts. For the first time, significant thought, research and outreach would influence the early analysis of the highest and best uses of land, and using a smaller area planning effort, discrete efforts could be employed to adjust recommendations and findings.

In our opinion, this is EXACTLY what has transpired with the Sugarloaf Small Area Plan. County planning staff used the LFMP guidance, and the initial goals set out for the small area plan in fashioning their final recommendations. We see that residents, advocacy and political personalities are now objecting to the recommendations related to areas around the MD 80/I270 intersection. Our letter is not intended to criticize or diminish those objections, but we feel very strongly that the staff recommendation clearly evaluated the full and overall technical and economic impacts of that specific corridor in an unemotional and strategic effort to comply with the full guidance of the LFMP.

We strongly encourage you to accept the staff recommendation to preserve a small area of economic/employment zoning to the west of I-270, as that will produce the most beneficial long-term outcome by assessing the FULL effects of the LFMP. We also credit the Livable Frederick Master Plan team for seeking a logical, thoughtful way to ensure that good long-term civic land use planning principles continue to guide our deliberations.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'R. B. Weldon, Jr.', followed by a long horizontal flourish.

Richard B. Weldon, Jr.
President/CEO

Comments from MD DNR Forest Service on the Sugarloaf Treasured Landscape Management Plan

10/4/21

Overview

https://frederickcountymd.gov/DocumentCenter/View/333098/Sugarloaf-Area-Plan-Draft-2021_07_29_web?bidId=

There are items throughout the plan that state the importance of forest management, wood products industry, environmental and economic values of both, threats to non-forest fragmentation of properties, history of sound forest management at Stronghold, ecosystem services, renewable natural resources for rural economies, invasives, and early successional habitat. Forest management and the forest products industry provide for all of these, and the plan recognizes that. However, the specifics of the plan are not consistent with policies that lead to a sustained rural economy and robust wildlife habitat. Recent science has identified that shifting mosaics of different ages and stages of forest habitat are important for the full lifecycle of many forest interior birds, beyond nesting and into fledgling and migration stages.

The issue is new restrictions included in the plan for forest harvest operations and processing that have the means to dramatically curtail or eliminate forest industry in this part of Frederick County. Without viable forest industry, remaining land use options such as development become even more attractive, leading to a shift in the character of the landscape intended to be maintained. Forest management is a critical tool in the face of climate change, allowing thinning to densities more resilient to climate extremes, resistant to disease and fire and enhancing forest regeneration to build mosaics of old, mature, and young forests important for the full range of wildlife species.

The Stronghold Inc. holdings on Sugarloaf Mountain are the focus of the Treasured Landscape Plan overlay, with 3000 acres, of which 92% is forested. Stronghold Inc. has a long history of active forest management since its formation in 1946 and in cooperation with the Maryland Forest Service. We recommend close attention to the practices on this keystone land holding.

Two major recommendations are:

- 1) Avoid duplicative requirements in an overlay that already are required at the state or county level. Reference and explanation of their functions should serve to identify their value without setting up future conflicts between overlay and other regulations that may be updated. Requirements should not generate new needs for review and approval from a State agency, which is beyond the County's authority to grant.

- 2) Support viable rural economies by allowing value-added forest products processing, similar to agricultural uses. For example, a sawmill is a use that normally accompanies the harvest of trees similar to the use of something like grain silos are used in connection with other agriculture. Thus, a sawmill should be removed from the prohibited uses list.

Plan Issues and Detailed Recommendations

Issue 1. Tree Cutting and Forestry Activities (begins on A-21), inclusion of the following requirement into the harvest review and permitting process.

E. A review by the Maryland Department of Natural Resources' Wildlife and Heritage Service (DNR) that documents the presence/absence of any rare, threatened, or endangered species and/or habitats on site. On sites where a rare, threatened, or endangered species or habitat is identified by DNR and if DNR requires measures to minimize adverse impacts on these species or habitats, a mitigation plan is required to minimize the identified adverse impacts, to the greatest extent practicable, on such species or habitats. If forest interior dwelling bird species (FIDS) are present, forest removal and habitat disturbance may be prohibited during the April to August breeding season, and possibly between February and August if certain early nest FIDS (e.g., barred owl) are present.

All other requirements shown on A-22 and A-23 already exist as part of the currently required Sediment and Erosion Control for Forest Harvest Operations permitting and procedures, Forestry Board review of all harvests in the Resource Conservation zone, and the Forest Resource Ordinance.

<https://frederick.forestryboard.org/forestryhowto/timber-harvest-permit#h.8mbabl9laarf>

<https://frederick.forestryboard.org/forestryhowto/timber-harvest-permit/fcfcdb-role-in-timber-harvest-plans-in-a-resource-conservation-zone>

<https://www.frederickcountymd.gov/DocumentCenter/View/1010/Minor--Major-Logging-Permit-Application-Package?bidId=>

https://dnr.maryland.gov/forests/Documents/publications/ForestHarvestOperationsManual_120715.pdf

<https://www.frederickcountymd.gov/DocumentCenter/View/791/Overview-of-Forest-Resource-Ordinance?bidId=>

The inclusion of Item E as an additional requirement to the already robust review and permitting process for timber harvesting essentially creates a duplicative and administrative hurdle that will further restrict harvesting, forest management, and ultimately retention of forested lands.

Item E also requires review and approval by a State Agency as part of the overall process. Frederick County does not have the authority to impose this requirement.

"Rare, threatened, and endangered species or habitat" is not defined, such as those already legally protected under the Endangered Species Act. This language certainly invites a wide view of interpretation and potential confusion about further restrictions on timber harvesting.

FIDS can be found across broad landscapes in our region, where mature forests exist in substantial blocks. They certainly are found throughout the overlay area. Overall habitat to support FIDs is no more impacted in our region by harvest timing than are any other societal activities such as residential uses, vehicular traffic, and public recreation. The timing prohibitions can effectively restrict all harvest operations for seven months a year.

Issue 1 Recommendation. Remove Item E from the Tree Cutting and Forestry Requirements section. Incorporate MDE Sediment and Erosion Control permit requirements by reference in the section. SEC can be described so that people understand what requirements and protections are already in place per law, and local language reflecting that should reference the State language.

Issue 2. The following uses are prohibited in the Sugarloaf Rural Heritage Overlay Zoning District: Sawmill; spring water harvesting and storage; recreational vehicle storage facility; carnival/circus; rodeo; shooting range/club-trap, skeet, rifle, archery; aircraft landing and storage areas private-commercial use; outdoor sports recreation facility; borrow pit operations; industrial waste landfill; rubble landfill; resource recovery facility-separated recyclables; limited food waste composting-commercial activity; unlimited wood waste recycling facility; sludge amended yard waste; solid waste composting; sludge pit.

Sawmills are vital to a viable forest products industry and for proper forest management. Forest management and timber harvesting can easily be translated into agricultural terms, but many of the plan aspects promote agricultural expansion and innovation while seemingly further restricting forestry operations. A-20 lists agricultural value added processing, feed and grain mill, and agriculture products processing as allowable uses in the overlay. Sawmills are exactly those uses for the forestry sector.

Issue 2 Recommendation. Remove sawmills from the prohibited uses. Incorporate plan language that provides the same level of support and promotion of forest industry as is currently found for agriculture.

Issue 3. Additional Requirements in the Sugarloaf Rural Heritage Overlay Zoning District for all applications for subdivision, site development plan, individual zoning map

amendments, or floating zones shall include correspondence from the Maryland Department of Natural Resources' Wildlife and Heritage Service (DNR) that documents the presence/absence of any rare, threatened, or endangered species and/or habitats on site. On sites where a rare, threatened, or endangered species or habitat is identified by DNR and if DNR requires measures to minimize adverse impacts on these species or habitats, a mitigation plan is required to minimize the identified adverse impacts, to the greatest extent practicable, on such species or habitats. If forest interior dwelling bird species (FIDS) are present, forest removal and habitat disturbance may be prohibited during the April to August breeding season, and possibly between February and August if certain early nest FIDS (e.g., barred owl) are present. (A-21)

This requires the same review and approval by a State agency as in Issue 1, but it also applies to all other land use changes or amendments. Supporting information is similar to Issue 1.

Issue 3 Recommendation. Remove this additional requirement, and reference existing laws, regulations, and ordinances in basic language that already provide protection for these resources.

Supporting information for further discussion and recommendations

Forestry constitutes a traditional, fundamental, beneficial, and desirable use of Frederick County's forest resource. Forestry is an important land management tool that contributes significantly to the economy of the State by the support of a vital forest products industry, as well as to the health of forests and their wildlife, water quality, and recreational benefits by the sustainment of forest productivity and wildlife habitats. The retention, management, and expansion of Frederick County's forested resources are critical to the health and vitality of the Chesapeake Bay watershed, rural Maryland, and forest resource-based industries. [\[source: DRAFT model Zoning Ordinance, MDP\]](#)

An active forest products industry is essential for safeguarding forestland, supporting the Chesapeake Bay, and mitigating climate change. While it may appear counterintuitive, forests that are actively managed for harvests maintain forested tree cover and ensure a sustainable and growing supply of timber as well as the other environmental, social and economic benefits of healthy forests. Having viable timber markets provides incentives to landowners to maintain their forests, often as an alternative to selling their land, largely for development, which permanently changes land use. It also encourages the implementation of forest management plans that promote healthy and sustainable forests.

Supporting the Chesapeake Bay - The Chesapeake Bay is both a national and state treasure. Many Marylanders care deeply about protecting and improving the Bay. Here, the industry contributes through both conservation and active forest management.

Conservation efforts that keep lands forested and streams buffered provide the highest form of water quality protection and improve stream and wetland functions, maintaining forested land, stream, and wetland health. Active timber markets provide financial incentives to maintain forest cover, which protects Bay health.

Carbon Sequestration - A vibrant and active forest products industry is also critical for addressing climate change through carbon sequestration and the use of carbon-neutral renewable energy. Carbon sequestration can be achieved through reforestation and wood product manufacturing. Wood products that are long-lasting, such as furniture and building materials, are great options for carbon storage and may be more cost-effective than pursuing carbon capture technology. Sustainable forest harvests are essentially agricultural operations, and it can be helpful to think of it in those terms. The growing season is longer than most other crops, but it shares many characteristics of other agricultural crops and processing needs. New trees regrow to create the next generation of forest benefits and future products.

Additionally, other wood products such as wood pellets can be used as renewable energy that can diversify Maryland's energy portfolio, and when viewed through 30-year life-cycle carbon accounting, is carbon neutral. While wood biomass cannot supply all renewable energy needs in the state, its steady supply and ability to produce energy on demand is a great complement to other renewable energy sources as Maryland works towards greenhouse gas reduction goals. A modest wood energy market can allow landowners to afford basic forest health practices such as thinning and invasive species control needed for forest health. Today's forests face a changed ecology due to lack of landscape-scale fire, expansion of the population of deer and other animals browsing on native tree seedlings, and the introduction of many non-native plants, insects, and diseases, some of which become invasive and overtake native species. (source EAS)

Forests provide a source of income to the owners of those forests, which would be a market-based mechanism for forest retention that comes at no cost to the taxpayer. These markets provide forest owners with a financial incentive to first keep the forest as forest and also pay for the costs of improving the health of the forest.

Small tracts present difficulties in accomplishing good forest management due to low forest products volumes equating to often low financial returns to the landowner and the forest products operators. Adding costs in the way of added requirements ultimately results in more of the forest area being excluded from market-based management. Methods and opportunities to streamline and reduce overhead burdens to enable more landowners the option of using the value of their forests to pay for the improvements those forests need is recommended.

In the final analysis, sustainable forest management provides the means to maintain large tracts of forest land for enhancement of water quality, protection of the Chesapeake Bay, efficient carbon sequestration, greater access to the public for outdoor recreation and providing a renewable timber and energy source for

Marylanders. Thus, maintaining timber harvest best practices that are presently in use ultimately brings greater equity to both landowners and the public.

Goodfellow, Tim

From: Planning Commission
Sent: Monday, September 13, 2021 10:21 AM
To: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: Changes to the Draft Sugarloaf Large Area Plan

Good morning!

FYI, I have sent a thank you response.

Karen

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: David Reeves <dave2442ree@hotmail.com>
Sent: Sunday, September 12, 2021 9:55 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Cc: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Changes to the Draft Sugarloaf Large Area Plan

[EXTERNAL EMAIL]

Dear Frederick County Planning Commission,

I write you as a more than 24-year resident of the Sugarloaf Mountain area of Southern Frederick County, where I have enjoyed living, running a business, and raising a family during that time. I think I speak for many other of my friends and neighbors in the area.

Overall the draft Sugarloaf Treasured Landscape Management Plan draft is a great plan. However, it has two serious flaws that must be changed:

1. The most egregious flaw is that almost 500 acres of farms and forest have been removed from the planning area on the west side of I-270, near the interchange with Route 80, Fingerboard Road. This carve-out, made secretly in back room deals with Natelli and other greedy developers, is entirely inappropriate for the agricultural and conservation areas on the west side of I-270 and must be eliminated. There is already more than enough development allowed on the east side of 270. If we are to save the treasured natural resources of the Sugarloaf planning area, we must adhere to what has traditionally been the 270 dividing line between development on the east side and conservation of farms and forests on the west side.

2. The other correction that needs to be made is that an additional area, connected to the current northwestern boundary of the Sugarloaf planning area and the new conservation focused Sugarloaf Rural Heritage Overlay zoning district, and adjacent to the Monocacy National Battlefield Park, should be added and included in the conservation focused overlay district.

The east-west dividing line along I-270 has been recognized and respected for decades. The Urbana area development on the east side is clustered Smart Growth development, and it is beyond adequate to satisfy developers. I and many other residents of Frederick county request that you continue to honor the traditional I-270 boundary between development and farm and forest conservation to preserve a good balance and quality of life in Frederick County.

Thank you for your consideration,
David E. Reeves
9265 Starlight Mews North
Frederick, Maryland 21704

Sent from Outlook

Dolan, Mary

From: Gardner, Jan
Sent: Monday, September 27, 2021 10:18 AM
To: Hagen, Kai; Robert Ladner; Council Members; Planning Commission
Subject: RE: Sugarloaf Treasured Landscape Management Plan

What line are you "holding" Kai? The growth boundary has not changed?

From: Hagen, Kai
Sent: Monday, September 27, 2021 10:03 AM
To: Robert Ladner <phagebob4@gmail.com>; Gardner, Jan <JGardner@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Re: Sugarloaf Treasured Landscape Management Plan

Thank you for sharing your concerns, Robert.

As you may already know, and for many reasons, I agree 100% that the county should hold the line at I270, including the nearly 500 acres west of I270, in the vicinity of the Route 80 interchange, and the tract of forests and farms (also west of I270) near the Monocacy National Battlefield Park and the Monocacy River

I think the arguments that support the changes that would align with that goal are compelling. And I assume that is why I can remember very few issues over the past two decades where the public sentiment has been so overwhelmingly one-sided.

For instance, I have yet to hear from one area resident or county citizen (aside from the developer who owns most of it), in any way, who thinks it is a good idea to carve out almost 500 acres for development (of any kind) on the west side of the I270/Route 80 interchange.

...or, for that matter, who can suggest another, future small area plan that would be more appropriate to include the tract of forests and farms (also west of I270) near the Monocacy National Battlefield Park and the Monocacy River, or a single person who thinks that is an area that should ever be planned for development.

The draft plan is now in the hands of the Frederick County Planning Commission (it was on their agenda September 8 and 15, so far). A majority of the planning commission can make these changes. Either way, they will send their draft to the Frederick County Council, which will have the final say...likely in a few months, depending.

I certainly hope that at least three other council members will support both of those adjustments!

kai

From: Robert Ladner <phagebob4@gmail.com>
Sent: Saturday, September 25, 2021 9:33:10 AM
To: Gardner, Jan; Council Members; Planning Commission
Subject: Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

Dolan, Mary

From: Hagen, Kai
Sent: Monday, September 27, 2021 11:11 AM
To: Gardner, Jan; Robert Ladner; Council Members; Planning Commission
Subject: Re: Sugarloaf Treasured Landscape Management Plan

Just answered that in my additional response to Robert.

Long, but I know he will read all of it.

From: Gardner, Jan
Sent: Monday, September 27, 2021 10:18:18 AM
To: Hagen, Kai; Robert Ladner; Council Members; Planning Commission
Subject: RE: Sugarloaf Treasured Landscape Management Plan
What line are you "holding" Kai? The growth boundary has not changed?

From: Hagen, Kai
Sent: Monday, September 27, 2021 10:03 AM
To: Robert Ladner <phagebob4@gmail.com>; Gardner, Jan <JGardner@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Re: Sugarloaf Treasured Landscape Management Plan

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I certainly hope that at least three other council members will support both of those adjustments!

kai

From: Robert Ladner <phagebob4@gmail.com>
Sent: Saturday, September 25, 2021 9:33:10 AM
To: Gardner, Jan; Council Members; Planning Commission
Subject: Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

3827 Green Valley Road

Ijamsville, Md 21754

Dear Executive Gardener (JGardner@frederickcountymd.gov)

Dear Members of the Frederick County Council (councilmembers@frederickcountymd.gov)

Dear Members of the Frederick County Planning Commission

(PlanningCommission@FrederickCountyMD.gov)

I am writing about the Sugarloaf Treasured Landscape Management Plan.

My understanding is that as part of the Livable Frederick Master Plan a group of people, mostly volunteers, for many months, played an important role in the creation of the initial draft of the new plan for roughly 17,000 acres in the Sugarloaf area. This group of **public-minded** citizens and stakeholders worked with county planners to complete the draft several months ago.

I understand that the plan was to be printed last Spring in preparation for public discussion, before being passed on to the Planning Commission. But then the plan went AWOL and when it reappeared more than five months later, 490 acres west of 270, mostly belonging to Tom Natelli, had been removed from the planning area and the Sugarloaf Rural Heritage Overlay Zoning District.

This makes sense only if Tom Natelli was the agent that caused the change with unexplained support or assistance from members of county government. **This stinks.** We do not need or want our local government to be of the rich, by the rich, and for the rich! Mr. Natelli is not acting in the public interest, but only in his own interest.

The County Council and Planning Commission and the Frederick County Council must put these 490 acres back into the planning area, and the Sugarloaf Rural Heritage Overlay Zoning District.

Mr. Natelli has made a lot of money as the developer of the Villages of Urbana. It seems clear he isn't satisfied, and another 490 acres is not going to satisfy him either. He needs to find someone who can teach him to understand "enough."

Please do everything you can to draw the line at 270, near the interchange with Fingerboard Road and elsewhere.

Bob Ladner

Dolan, Mary

From: Planning Commission
Sent: Friday, September 10, 2021 1:47 PM
To: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: Conserve and Preserve in Sugarloaf Area

Good morning!

FYI, I have sent a thank you response.

Karen

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Tori Upchurch <vwupchurch@gmail.com>
Sent: Friday, September 10, 2021 1:27 PM
To: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Planning Commission
<PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Conserve and Preserve in Sugarloaf Area

[EXTERNAL EMAIL]

Good Afternoon,

I have lived in and am raising my children who are attending schools in the Urbana area west of 270 at the foot of Sugarloaf. We moved here in large part for the amount of preserved nature, farmland, woods and mountainside. As the world is showing us nearly every day how we have harmed it, it has become ever so obvious that we must put that in the forefront of our decision making. I recently became aware that a 500 acre plot of land that was designated for conservation/preservation has been recently removed from said protection at the request of Natelli. I am severely disappointed to hear this and hope that this decision will be reversed immediately and this land will be preserved as was previously decided.

Thank you,

Tori Upchurch
(301) 742-4688

Dolan, Mary

From: Planning Commission
Sent: Monday, September 13, 2021 10:20 AM
To: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: Feedback on the DRAFT Sugarloaf Plan

Good morning!

FYI, I have sent a thank you response.

Karen

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Jennifer Rinehart <rinyder@yahoo.com>
Sent: Saturday, September 11, 2021 10:21 AM
To: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Feedback on the DRAFT Sugarloaf Plan

[EXTERNAL EMAIL]

Frederick County Planning Commission members,

I'd like to start by saying thank you for your public service and acknowledge that the DRAFT Sugarloaf Large Area Plan (The Sugarloaf Treasured Landscape Management Plan) is a welcome step forward in protecting the 17,000 acres of rural landscape, extensive forests, scenic farms, and headwater streams anchored by Sugarloaf Mountain.

As a longtime resident of Frederick County and with 15 years of homeownership within the boundaries of the draft plan, it is a great to see so many individuals engaging in this process and providing feedback on the plan. Protecting the lands surrounding Sugarloaf from the expansive development that we've seen in other parts of the county is essential to the livability of Frederick County.

Like many others have already done, I'd like to voice my opposition to the recent change that removed almost 500 acres of farms and forest from the planning area (and from the conservation-focused overlay district) on the west side of I270, in the vicinity of the interchange with Route 80 (Fingerboard Road). This was a big topic of conversation at the recent County Council meeting and I

sincerely hope that the Planning Commission, and ultimately the Council Members, will take the concerns that folks have voiced seriously and add that parcel back into the plan.

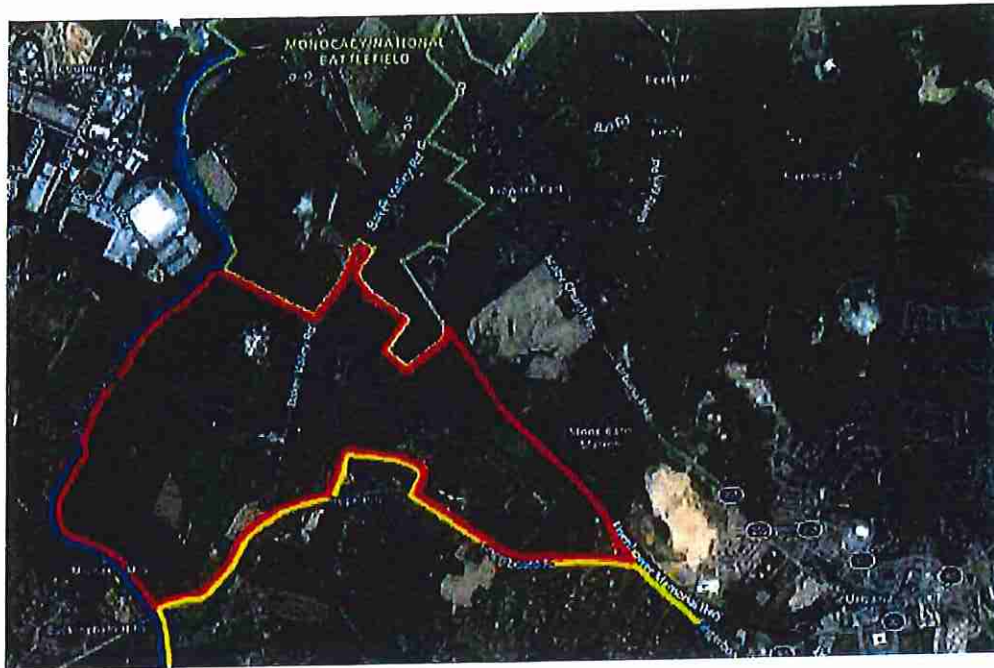
In addition, I'd like to lift up another concern that has not been as widely touched upon. In the attached map, you'll see that there is an important area (marked in red) that has not been included in the plan yet. This area, which is comprised of significant forested areas, farmland farms, hills, and streams, can and should be added to the plan and included in the conservation-focused overlay district. There are multiple reasons for inclusion of this land:

- It is adjacent to the Monocacy National Battlefield Park, which already has intense development on its western edges.
- It encompasses a thickly forested stretch on the east side of the Monocacy Scenic River.
- It is solidly connected to the current northwestern boundary of the Sugarloaf Planning area and the new, conservation-focused Sugarloaf Rural Heritage Overlay Zoning District.
- It is adjacent to Hope Hill, a historic African-American community built largely by formerly enslaved persons.

Both of these requested changes are consistent with maintaining the historic Interstate 270 boundary for the plan and will be significant improvements to the draft plan. This is an important moment where the Planning Commission can demonstrate that the concerns of citizens were heard by making these changes before the plan advances to the County Council.

Feel free to contact me with any questions. Sincerely,

Jen Rinehart
Monocacy Bottom Road
Adamstown, MD



- Interstate 270 ("Hold the Line")
- NW boundary: Sugarloaf Planning Area **AND** Sugarloaf Rural Heritage Overlay Zoning District
- Monocacy National Battlefield Park boundary
- Monocacy Scenic River
- Undeveloped forests, farms, hills and streams, bordered by the Monocacy River, the Monocacy National Battlefield Park, the Sugarloaf Planning Area (and the conservation focused overlay district) and Interstate 270.

Dolan, Mary

From: Planning Commission
Sent: Monday, September 13, 2021 10:23 AM
To: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: Fwd:

Good morning!

FYI, I have sent a thank you response.

Karen

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Johanna Springston <johannaspringston@gmail.com>
Sent: Sunday, September 12, 2021 12:59 PM
To: JGardener@frederickcountymd.gov; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; councilmembers@frederickcounty.gov
Cc: jhogan@newspost.com
Subject: Fwd:

[EXTERNAL EMAIL]

----- Forwarded message -----

From: Johanna Springston <johannaspringston@gmail.com>
Date: Sun, Sep 12, 2021 at 12:49 PM
Subject:
To: Johanna Springston <johannaspringston@gmail.com>

Frederick County Executive Jan Gardener
Frederick County Council members
Frederick County Planning Commission members

Dear Frederick County Officials:

I am writing to voice my concerns regarding the Sugarloaf Treasured Landscape Management Plan. I currently live within and right on the edge of the proposed Plan's eastern boundary. My property begins at the corner of Fingerboard Rd. (Rt. 80) and Park Mills Rd. and is directly across Fingerboard Rd. from property owned by the developer Thomas Natelli.

I have two major concerns regarding this proposed Plan:

1. **Balancing growth with preservation.** While the Plan says its mission is to promote maintaining the rural character of the Sugarloaf area, the boundary, as currently drawn, would allow development to occur within the Sugarloaf landscape (on the west side of I-270). Although Mr. Natelli states that preservation must be balanced with higher growth areas and that the I-270 corridor affords the County an opportunity to concentrate growth, we have already experienced and will continue to experience high-density growth on the east side of I-270. Given that reality, preserving the west side of I-270 for agriculture, forest conservation, and low-density residential land use becomes an *even higher priority* and is the counter-balance to the high-density growth on the east side.

Allowing high-density growth along the I-270 corridor on the west side might make sense if the west side wasn't already a part of the Sugarloaf landscape. However, it is and has historically been so. I believe that allowing any high-density growth to seep into the Sugarloaf landscape irrevocably alters it and opens the door for other large land owners to seek rezoning of their properties. On or near the boundary are areas that deserve protection:

- **Hopehill** is one of the oldest African-American communities in Frederick County. Rt. 80 already bisects this community so that the County needs to give careful consideration to any future development or road widening and the impact on this unique community. Communities of color have historically and continue to be destroyed by public works projects. (See this recent *The Washington Post* article <https://www.washingtonpost.com/climate-environment/interactive/2021/highways-black-homes>)
- **Monocacy National Battlefield** is but one property away from Mr. Natelli's property. If he is allowed to rezone and develop, adjacent property owners will also seek to rezone their properties. Does Frederick County want the Monocacy Battlefield surrounded by development? The County has already allowed a considerable amount of development around this national treasure which is bisected by I-270. (See <https://www.battlefields.org/learn/articles/history-under-siege>)

2. **Fair and transparent planning process.** My second concern has to do with what now appears to be a tainted planning process. When I shared comments at the Open House, I raised some questions that have yet to be answered:

- How was the boundary of this Plan drawn without citizen input? And, with whose input was it drawn?
- Why did the Planning staff tell members of the Citizen's Advisory Committee that the Plan's boundary could not be changed? Is it now too late to alter the boundaries?
- The Planning staff stated during the Open House that they met with a "handful of land owners" as they were drafting this Plan. Who are they and what was discussed?

I and other concerned citizens find it quite curious that the boundary starting from the Montgomery County line follows along with I-270 until it meets with Mr. Natelli's first of two properties located at Thurston Rd. At that point, the boundary cuts into the Plan area and around Mr. Natelli's property and then goes back out to I-270 until it again meets with Mr. Natelli's second property that straddles Park Mills Rd. At that point, the boundary leaves I-270 and follows Rt. 80. It seems that the growth areas of which Mr. Natelli refers also happen to be tracts of land that he owns. I wonder if the County would have drawn the boundary differently if it were not for these two Natelli-owned properties?

So, right from the start, the citizens are suspicious of this proposed Plan. The County intended the Sugarloaf Plan to kick-off its implementation of the Livable Frederick Master Plan and set a positive tone for preservation. However, the County is rapidly losing that opportunity as more and more citizens see this Plan, not for what it achieves in preservation, but for how it serves the interests of one developer.

So, I urge you to hold the line for development at I-270 and extend the boundary up to the Monocacy River. The County still has a chance to save the Sugarloaf area from development and redeem the planning process. Please take heed of your citizen's interests instead of one developer's interests.

Sincerely,

Johanna M. Springston
8101 Fingerboard Rd.
Frederick, MD 21704

Dolan, Mary

From: Planning Commission
Sent: Monday, September 13, 2021 10:19 AM
To: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: HOLD THE LINE!

Good morning!

FYI, I have sent a thank you response.

Karen

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Di Krop <jdkrop@aol.com>
Sent: Friday, September 10, 2021 3:25 PM
To: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: HOLD THE LINE!

[EXTERNAL EMAIL]

HOLD the LINE!

From the Monocacy River (and the Monocacy National Battlefield Park) to the Montgomery County line, we must hold the line between the relatively intense development east of I270 and the still rural, forested and farmed, rolling landscape of the Sugarloaf Mountain area.

This is not an unrealistic goal. Not at all.

We moved our family to the Urbana/Sugarloaf Estates area 36 years ago because Montgomery County was just constantly taking over farmland to build homes and businesses. We picked this area because it was close to 270 to allow us to get to our jobs easily, but equally important was the feel of the country and farmland. Little by little we have seen the farmland being consumed by developers here in our area.

We are not against development, but controlled development. I grew up in Germantown. It looks nothing like it did then. The farmland has been taken over by housing developments and shopping centers. I used to work for the City of Rockville. Some Council Members from Frederick visited to ensure what happened in Montgomery County would not happen in Frederick. Montgomery County had become one town connecting to another - DC, Silver Spring, Wheaton, Rockville, Germantown,

etc. Now it seems Frederick didn't learn anything from that visit and our following the same path as Montgomery County.

Please we beg of you to HOLD THE LINE!

**God's Blessings,
Di**

**Diana Krop
Admin Asst to the Pastor
First Baptist Church of Green Valley
Isaiah 40:31**

John R. Krop

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 8, 2021 7:56 AM
To: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: Hold the Line at Rt. 270

Good morning!

FYI, I have sent a thank you response. ☺

Karen

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Sue Trainor <sue.trainor.music@gmail.com>
Sent: Tuesday, September 7, 2021 1:42 PM
To: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Hold the Line at Rt. 270

[EXTERNAL EMAIL]

The newly released Sugarloaf Treasured Landscape Management Plan is severely compromised because of its proposed boundaries. According to the County's website, the Plan's mission is "...to maintain rural character and scenic attributes, protect environmental resources, and enhance landscape quality in the Sugarloaf Mountain area" (<https://www.frederickcountymd.gov/CivicAlerts.aspx?AID=4818&ARC=7286>).

However, the Plan boundary as currently proposed ignores the historically applied line of Rt. 270, which divides new high-density development to the east of 270 and beautiful rural and small community preservation to the west. Moving the line threatens each aspect of the Plan's mission. Here are a few examples.

- **Mission: Maintain rural character and scenic attributes.** The boundary change from Rt. 270, which was decided without citizen input, carves out hundreds of acres of developer-owned land from what would otherwise be protected area. Development preparations already have begun on the Thurston Road carve-out, and county officials are under a non-disclosure agreement with Amazon Web Services, preventing public involvement. Property owners adjacent to the developer's land are receiving purchase inquiries. Price-per-acre in the carve-outs is rising. This describes suburban sprawl overtaking the scenic rural communities in the Sugarloaf Treasured Landscape.

- o The Monocacy National Battlefield currently is separated from developer-owned land by only one other property. If development is allowed west of 270, the Battlefield's essential character as a national historic site is severely diminished, because the scenic attributes – the "view shed" – will be suburban sprawl rather than the rolling, rural hills the Plan intends to preserve.

- **Mission: Protect environmental resources.** Moving the boundary west of Rt. 270 carves out the highest elevations for development rather than for protection. This land is the head of watershed into the Sugarloaf Management area. Contaminants associated with development such as heavy metals from vehicle traffic, sediments and discharge from whatever infrastructure is built will impact the quality of the streams as they flow into the protected area.
- **Mission: Enhance landscape quality.** According to the Sugarloaf Treasured Landscape Management Plan, "Roadways act as thresholds or entryways to specific areas, places, or even regions....The roads in the Sugarloaf Area have significant visual elements, such as majestic roadside trees, wooded landscapes, bucolic fields, historic buildings and structures, interesting topographic gradients, and other natural features. These scenic and cultural resources are part of the area's heritage and should be retained."

Moving the boundary west of Rt. 270, allowing development deeper into the Sugarloaf area, will result in the exact opposite of the description above. It's a ticket to 'pave paradise and put up a parking lot' in place of majestic roadside trees, wooded landscapes and bucolic fields.

If preservation is actually the goal of the plan, and if the Sugarloaf Plan is to be at all effective, the boundary has to be Rt. 270. If this well-established natural boundary is crossed, there will be a race to the bottom. Not only will the carve-outs be developed, rural neighbors will opt to appeal current zoning, cash out and move rather than tolerate overpowering growth and density. This has been the history of suburban sprawl against which the Plan purports to protect. Hold the line.

Thank you for your attention.

Sue Trainor

8089 Fingerboard Road

Frederick, MD 21704

Dolan, Mary

From: Planning Commission
Sent: Monday, September 13, 2021 10:19 AM
To: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: My letter to the Frederick News-Post

Good morning!

FYI, I have sent a thank you response.

Karen

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Friday, September 10, 2021 5:02 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Cc: Carrera, Nicholas <mjcarrera@comcast.net>
Subject: My letter to the Frederick News-Post

[EXTERNAL EMAIL]

Planning Commission members,

My letter-to-editor appeared September 8; it describes in brief the change I think is needed in the boundary for the Sugarloaf Plan. It was signed Nicholas Carrera, Frederick. I've copied it below:

Frederick's Chance for a Two-fer

Two attractions in southern Frederick County are especially popular in the Washington metropolitan area -- Sugarloaf Mountain and the Monocacy National Battlefield Park. Visitors enjoy them and often linger here for dining or other activities. So besides being a source of pride, these two attractions are a boost to the county's economy. A misstep by county planners has put both these attractions at risk.

In the draft plan for preserving the treasured landscape of Sugarloaf Mountain, planners unaccountably removed from the protection of the plan a 490-acre Cutout in its eastern boundary. A single developer owns 380 acres of the Cutout, or over 77%. Development there would break the long-standing respect for I-270 as separator of intense development to the east from the rural landscape to the west. Once this happens, others will press for equal treatment, and pockets of development can be expected to spread west toward Sugarloaf Mountain, just the situation the Sugarloaf Plan was supposed to avoid.

For the Monocacy National Battlefield Park, nearby development would degrade the experience that Park visitors expect. In its rural setting, one can gain a feel for the fierce struggle and brave actions of soldiers in the aptly-named “battle that saved Washington.” Development of nearby properties would make it impossible to picture the conflict and to feel the heroism and sacrifice of those soldiers.

A simple change in the eastern boundary of the Sugarloaf Plan can avoid harm to Sugarloaf Mountain and to the Monocacy National Battlefield Park. Running the eastern boundary of the Sugarloaf Plan along I-270 from the county line to the Monocacy River will accomplish this – a simple change that will be a “two-fer,” not just the county, but for the whole Washington metropolitan area.

County planners and the County Council are eager to hear views on this issue. Contact links are:

sugarloafareaplan@frederickcountymd.gov and councilmembers@frederickcountymd.gov.

Submitted as letter-to-editor of Frederick News-Post, 9/05/2021; appeared in FNP 9/08/2021

Dolan, Mary

From: Planning Commission
Sent: Monday, September 13, 2021 10:20 AM
To: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: Natelli's land clearing activities & all development activities on the west side of I-270 need to be halted until public hearings are completed

Good morning!

FYI, I have sent a thank you response.

Karen

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: smordensky@aol.com <smordensky@aol.com>
Sent: Saturday, September 11, 2021 5:54 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Cc: smordensky@aol.com
Subject: Natelli's land clearing activities & all development activities on the west side of I-270 need to be halted until public hearings are completed

[EXTERNAL EMAIL]

Good Morning Planning Commission Members,

As I called in to make a public comment in late August to the changed **Sugarloaf Staff Report** I strongly ask the county government that **"no further harm be done"** by Tom Natelli to properties he owns on the west side of I-270.

Any rezoning of agricultural land to commercial or rezoned to residential threatens this entire area of historical and natural beauty! We need to hold that development line on future development at I-270 and not one inch beyond or westward.

This last-minute surprise of taking almost 500 acres out of the conservation & protection that can be provided by the **Sugarloaf Treasured Management Plan** (STMP) needs to be discussed & presented in only face-to-face public hearings inside Winchester Hall.

County government need not rush into any decision before Covid allows residents to have full verbal & non-verbal communications inside Winchester Hall. Anything less would be criminal!

All citizens & visitors to this area & Frederick County residents and elected county officials can not hide behind our Covid masks on this very important issue!

We need to have the clearest communications possible to reach a decision that reflects the public interests and the public good. The health, safety, and welfare of our residents is at stake.

I fear the health, safety & welfare of many, many Frederick County residents & visitors are at stake. Once this area is developed it will never be the same.

The Frederick County sides of the Sugarloaf Area as it is, should be preserved like the Montgomery Agricultural Preserve protects for all posterity.

I listened to the public comments made to the **Sugarloaf Treasured Management Plan** on both August 24 and again August 26th. I made my first public comment at that time.

This last-minute unexpected change in the STMP, of taking out almost 500 acres of conservation & protections, smells like 3 days old dead fish w/o refrigeration in a late Frederick County heat wave during the final "dog days" of summer. The STMP is the best means to protect those 490 acres.

Please consider this request to not push this legislation forward until after face-to-face public hearings can be held in all fairness to citizens & all involved.

Sincerely,

Stan Sr., (Retired MD Science & World Studies Teacher, Renaissance Man & Standing alone
Member of the Last, "Wild & Scenic Monocacy River Board Advisory")

Presently on summer schedule: If your important emails receive no reply from me in 24 hours please call.

Stan Mordensky, Sr.
11401 Meadowlark DR.
Ijamsville, MD 21754

Cell Phone: 301-639-8584 (Best choice)

Dolan, Mary

From: Planning Commission
Sent: Monday, September 13, 2021 10:23 AM
To: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: Stop Development from Monocacy Battlefield Park to Sugarloaf Mountain Area and Agricultural Preserve

Good morning!

FYI, I have sent a thank you response.

Karen

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: SANDRA BROUARD <sandy.brouard@comcast.net>
Sent: Sunday, September 12, 2021 6:46 PM
To: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: Scott Brouard <brouardscott@gmail.com>
Subject: Stop Development from Monocacy Battlefield Park to Sugarloaf Mountain Area and Agricultural Preserve

[EXTERNAL EMAIL]

Frederick County government: Please speak out and engage in detailed planning to control and preserve our parks and agricultural areas in Montgomery and Frederick Counties.

Thank you,
Sandra E. Brouard
1410 North Market Street
Frederick, Maryland 21701
240/405-5604

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 8, 2021 8:00 AM
To: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: Sugarloaf Citizens Association Responds to: Sugarloaf Area Plan Draft

Good morning!

FYI, I have sent a thank you response. ☺

Karen

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Tina Brown <tinatbrown@icloud.com>
Sent: Tuesday, September 7, 2021 5:24 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Sugarloaf Citizens Association Responds to: Sugarloaf Area Plan Draft

[EXTERNAL EMAIL]

To: Frederick County Planning Commission
From: Sugarloaf Citizens' Association
Re: Sugarloaf Treasured Landscape Management Plan, Draft Proposal

September 7, 2021

Dear Planning Commission Members,

On behalf of the Sugarloaf Citizens' Association (SCA) and its members, we write to express our support for the basic framework of the draft Sugarloaf plan. It was well developed, with constructive community input for much of the 18-month process. We appreciate the Planning staff's hard and detailed work. SCA worked closely with them, serving on the Sugarloaf Stakeholders Advisory Group throughout the process.

However, our support comes with a notable exception: the "carve-out" of 490 acres west and south of I-270 from the plan's purview and proposed land-use protections.

We join the many area residents in strong opposition to this carve-out. This boundary change compromises the county's overall intentions for the Sugarloaf area west of I-270. It undermines the main goals of the Sugarloaf area plan, the Livable Frederick Master Plan, and the adjacent and surrounding Montgomery County Ag Reserve, which the residents of Frederick County has long respected and benefited from.

All indications are that 390 or so of the 490-acre carve-out owned by Mr. Tom Natelli are currently being prepared for development. Residents of the area report that farm buildings have been taken down and surveying is underway. We believe that Mr. Natelli's development intentions—whether suburban residential, office park or an Amazon location—are inappropriate for the proposed Rural Heritage Overlay zone. The land in question should be reincorporated back into the Sugarloaf plan and earmarked for conservation and agricultural use.

We appreciate that a possible Amazon Data center may be an important economic development opportunity for Frederick County, similar to the former East Alcoa site south of Frederick, with which Mr. Natelli is also involved. We would suggest, however, that land, infrastructure and zoning for this purpose already exist east and north of I-270.

If the 490 acre cut-out is permitted, commercial development west of I-270, which has long been rural and agricultural, will represent the "camel's nose under the tent." Leading inevitably and rapidly to irrevocable damage to the natural resources and rural communities that surround the Sugarloaf Mountain area.

The Sugarloaf Treasured Landscape is the first of several areas in Frederick County slated for conservation and environmental protection, creating a green scape with the region's waterways and parklands that will only gain importance as both Frederick and Montgomery counties plan for the effects of climate change. We ask you to protect and preserve the Sugarloaf Treasured Landscape, with its rich natural resources and connected rural communities, as a legacy for the future of "one of the most beautiful and livable parts of the world."

Steven Findlay, President
Sugarloaf Citizens' Association
On behalf of the SCA board of directors and members

Sent from my iPad

Dolan, Mary

From: Planning Commission
Sent: Friday, September 10, 2021 1:46 PM
To: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: Sugarloaf Conservative West of I 270 zoning

Good morning!

FYI, I have sent a thank you response.

Karen

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: lauraebeard@comcast.net <lauraebeard@comcast.net>
Sent: Friday, September 10, 2021 12:46 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Sugarloaf Conservative West of I 270 zoning

[EXTERNAL EMAIL]

I want to encourage you to help us keep the acreage west of I-270 free from rezoning and further development. Sugarloaf and the area around it deserves to be preserved in its natural state and current usage. Our roads are already overused and our schools filled. If I wanted Montgomery County's overcrowding and expensive way of life I would have settled there 45 years ago. Please consider the needs of those who settled here years ago and those whose families have lived and farmed here for many years before that.

Sincerely ,
Laura E Beard
[2780 Lynn St.](#)
[Frederick, MD](#)
[21704](#)

Sent from [MailDroid](#)

Dolan, Mary

From: Planning Commission
Sent: Monday, September 13, 2021 10:19 AM
To: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: Sugarloaf land management plan

Good morning!

FYI, I have sent a thank you response.

Karen

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

-----Original Message-----

From: Linda Becker <samples3@comcast.net>
Sent: Friday, September 10, 2021 7:52 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Sugarloaf land management plan

[EXTERNAL EMAIL]

I oppose the 500 acre cut out. There was never any notice to local residents about what will result in ruining the peace and rural tranquility of Thurston Rd. I will be contacting the MD State Attorney office to look into the Natelli campaign contributions and do not disclose way this has come about. Linda Becker

Sent from my iPhone

Dolan, Mary

From: Planning Commission
Sent: Monday, September 13, 2021 10:24 AM
To: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: Sugarloaf Treasured Management Plan needs to include area around Monocacy Battlefield

Good morning!

FYI, I have sent a thank you response.

Karen

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: smordensky@aol.com <smordensky@aol.com>
Sent: Monday, September 13, 2021 8:53 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Cc: smordensky@aol.com
Subject: Sugarloaf Treasured Management Plan needs to include area around Monocacy Battlefield

[EXTERNAL EMAIL]

Good Morning Planning Commission,

Please include the Monocacy Battlefield & adjacent natural areas the conservation & protections practices afforded by the Sugarloaf Treasured Management Plan. This area, too, is under attack from development in surrounding areas, especially the western portions.

The southern portion of Frederick County is most desperate for having open land of forests & fields & open space to more closely align w/that natural & open space so often advertised for all of Frederick County by county government.

The Sugarloaf Management Plan should include all land west of I-270 in the Sugarloaf Management Plan and also include that adjacent area to the east surrounding the Monocacy Battlefield.

Sincerely,

Stan Sr., (Retired MD Science Teacher)

Presently on summer schedule: If your important emails receive no reply from me in 24 hours please call.

Stan Mordensky, Sr.
11401 Meadowlark DR.
Ijamsville, MD 21754

Cell Phone: 301-639-8584 (Best choice)

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 8, 2021 7:57 AM
To: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: The Sugarloaf Plan

Good morning!

FYI, I have sent a thank you response. ☺

Karen

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Ilene Freedman <ilene@houseinthewoods.com>
Sent: Tuesday, September 7, 2021 2:28 PM
To: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: The Sugarloaf Plan

[EXTERNAL EMAIL]

To Ms. Gardner, the Council and the Planning Commission:

We operate House in the Woods Farm on Park Mills Road between Lilypons and Sugarloaf Mountain, as we have done for over 20 years. Our customers make weekly visits to the farm with their families to pick up produce we harvest, pick a few UPick crops and enjoy the farm experience. Many of them are residents of the Villages of Urbana. They love that the farm is close, only five miles away from town center. They often tell me how much they enjoy living by the country and Sugarloaf Mountain. They enjoy passing farmland when they drive out of the Villages, to our farm or other destinations. The rural surroundings are a feature of the Villages that they value. We treasure it as well and want to see that it remains rural.

The Sugarloaf Plan map was originally set to protect the spaces around this high density development, with west of 270 as a marker for protection. If Mr. Natelli can already manipulate those boundaries and slip more of his property into an exception to the guidelines at this point, then the protection plan has already failed. It will not be trusted, it's boundaries already manipulated. It's a slippery slope that other developers will expect as well. Hold the line that you have established in the Sugarloaf Plan. Prove to us that you are serious about protecting the area from development. Hold the line set in the plan. Residents to both sides of 270 value the rural land and the protections that this plan is expected to hold firm.

Thank you.

Ilene and Phil Freedman

House in the Woods Farm
ilene@houseinthewoods.com
phil@houseinthewoods.com



Virus-free. www.avast.com

Dolan, Mary

From: Brandt, Kimberly G.
Sent: Wednesday, September 15, 2021 12:53 PM
To: Goodfellow, Tim
Subject: FW: Too much development

-----Original Message-----

From: Timothy Pabon <timapabon@icloud.com>
Sent: Tuesday, September 14, 2021 9:39 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>
Subject: Too much development

[EXTERNAL EMAIL]

To Whom It May Concern,

I am writing to request that we place stronger limits on development before we lose what is unique and green about Frederick County.

Do we really want to look like Clarksburg? Gaithersburg?

Keeping green pastures intact is part of what makes the quality of living here relatively high.

Please reconsider your plans; I had enough asphalt and crowded living in DC.

Sincerely,
Tim Pabon
Urbana Resident

Sent from my iPhone

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 8, 2021 7:56 AM
To: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: Treasured Sugarloaf Area Plan

Good morning!

FYI, I have sent a thank you response. ☺

Karen

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Susan Lyons <susanklyons@yahoo.com>
Sent: Tuesday, September 7, 2021 1:09 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Treasured Sugarloaf Area Plan

[EXTERNAL EMAIL]

Good Afternoon,

Except for a few years when I was a student at Shepherd University and lived in the Harpers Ferry and Shepherdstown area, I am a life long Frederick County resident, born at FMH in 1963. I come from a family of farmers and nurses. We care for the land and we care for our neighbors. I am a proud member of the Hope Hill community.

My request to you is very clear: the eastern boundary of the Sugarloaf Plan must run along I-270 all the way to the Monocacy River. We need to protect this area. I have reviewed a lot of information on this issue over the last few months and am troubled by the change in the plan to accommodate a wealthy developer. We can do better than this. You can do better than this.

I am confident that community members, including Ingrid Rosencrantz and Nick Carerra, speak for me and my family on this issue.

Please exercise courage and foresight in the implementation of this plan.

Thank you for your time,

Susan Knott Lyons
3500 Hopeland Road
Frederick, MD 21704
301-788-0161

Dolan, Mary

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Tuesday, September 14, 2021 11:51 AM
To: Planning Commission
Cc: Council Members; Carrera, Nicholas
Subject: Graphic showing Sugarloaf boundaries March, July Emailing: Image.jpg
Attachments: Image.jpg

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL]

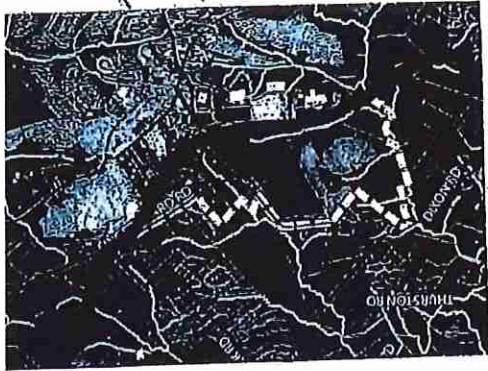
For the Planning Commissioners,

This may have an amateur appearance, but I think the graphic might better convey the evolution of the Natelli properties from *within* the protective Overlay of the Sugarloaf Plan to being altogether *outside* of it, over the period March to July of this year.

I hope this comes through all right. It may aid your questioning the county staff at Wednesday's hearing.

With best regards,

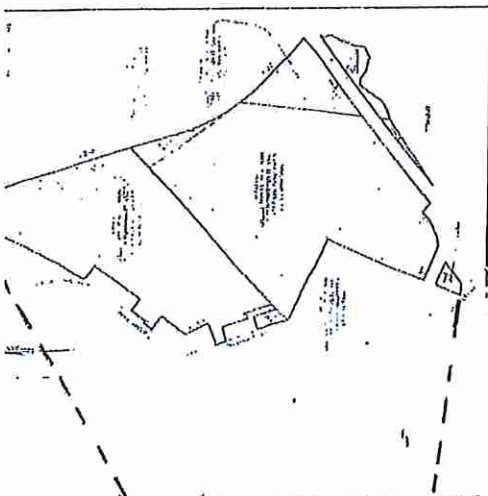
Nick Carrera, Thurston Road



Detail of Overlay boundary, March
 = boundary

Events in the next five months:

- March 24 Natelli files for permit to clear properties within Overlay
- April-May Demolishes buildings existing when he bought properties in 2003
- May-June Re-surveys and re-plats cleared properties
- July Files re-plat of properties showing new, distinctive geometry



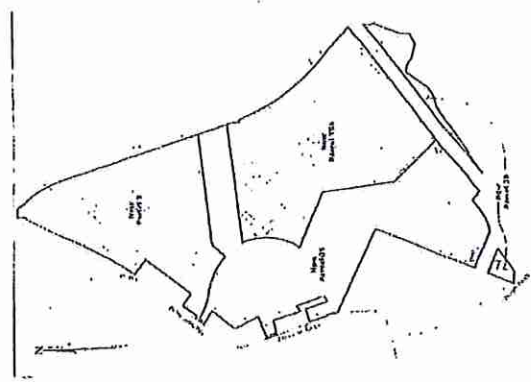
Natelli properties contained in Overlay

July 30

Sugarloaf Plan is released; protective Overlay now omits Natelli properties



Detail of Overlay boundary, July



Natelli properties removed from Overlay, showing distinctive re-platting geometry

Dolan, Mary

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Monday, September 13, 2021 10:38 PM
To: Planning Commission
Cc: Carrera, Nicholas
Subject: Note to the Planning Commission

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL]

For the Planning Commissioners,

When you get briefed by county staff Wednesday on the Sugarloaf Plan,

I suggest you insist that they provide you a clear map of the Cutout made in the eastern boundary of the Overlay, with parcels clearly numbered. It will make it easier to see who owns what parcels in the Cutout. I've twice requested such a map without success, so I made my own. I'll send you a copy if you can't get one from them.

They may duck the question, "When was the Cutout made?" but Steve Horn has in essence admitted that it was made after the the Plan's release was held up in early March. The Plan was released finally on July 30. During that delay, Thomas Natelli had his 380 acres in the Cutout cleared, re-surveyed, and re-platted. .

Ask them why 3 or 4 parcels *west* of Thurston Road are included in the Cutout. I've asked, but got no answer.

Ask them for the diagram filed in July with the county by Thomas Natelli that shows his old parcel boundaries and his newly re-platted parcel boundaries. Then ponder why Natelli would clear, re-survey, and re-plat his 380 acres, owned since 2003, at just this moment.

I look forward to watching your briefing Wednesday morning.

Nick Carrera, Thurston Road

Dolan, Mary

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Wednesday, September 15, 2021 7:48 AM
To: Goodfellow, Tim
Cc: Planning Commission; Council Members; Carrera, Nicholas
Subject: Questions re: unnumbered parcel, parcel 0002, Cutout map

[EXTERNAL EMAIL]

Tim,

I'm still waiting to hear what you learned about the unnumbered parcel that abuts parcel 0045 on Tax Map 96. The planning staff must know something about it for it to have been included in the Cutout. And again I'll ask, "Why are any parcels west of Thurston Road even included in the Cutout."

Do you have any idea why the SDAT Real Property Search system can give me no information on parcel 0002 that spills from Tax Map 96 to 105 and beyond? Is this large property considered part of the potential "Urbana limited growth area" west of I-270? If so, is that why the abutting properties west of Thurston Road were included in the Cutout?

Last week I thought you were going to send me a clear map of just the Cutout properties. I've not yet received it. I think the Planning Commission and the County Council should also have such a map; it would aid discussion.

Best wishes,

Nick

Dolan, Mary

From: Planning Commission
Sent: Monday, September 27, 2021 8:21 AM
To: Robert Ladner; Goodfellow, Tim
Subject: RE: ? Sugarloaf Treasured Landscape Management Plan

Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Robert Ladner <phagebob4@gmail.com>
Sent: Saturday, September 25, 2021 9:33 AM
To: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

3827 Green Valley Road

Ijamsville, Md 21754

Dear Executive Gardener (JGardner@frederickcountymd.gov)

Dear Members of the Frederick County Council (councilmembers@frederickcountymd.gov)

Dear Members of the Frederick County Planning Commission
(PlanningCommission@FrederickCountyMD.gov)

I am writing about the Sugarloaf Treasured Landscape Management Plan.

My understanding is that as part of the Livable Frederick Master Plan a group of people, mostly volunteers, for many months, played an important role in the creation of the initial draft of the new plan for roughly 17,000 acres in the Sugarloaf area. This group of **public-minded** citizens and stakeholders worked with county planners to complete the draft several months ago.

I understand that the plan was to be printed last Spring in preparation for public discussion, before being passed on to the Planning Commission. But then the plan went AWOL and when it reappeared more than five months later, 490 acres west of 270, mostly belonging to Tom Natelli, had been removed from the planning area and the Sugarloaf Rural Heritage Overlay Zoning District.

This makes sense only if Tom Natelli was the agent that caused the change with unexplained support or assistance from members of county government. **This stinks.** We do not need or want our local government to be of the rich, by the rich, and for the rich! Mr. Natelli is not acting in the public interest, but only in his own interest.

The County Council and Planning Commission and the Frederick County Council must put these 490 acres back into the planning area, and the Sugarloaf Rural Heritage Overlay Zoning District.

Mr. Natelli has made a lot of money as the developer of the Villages of Urbana. It seems clear he isn't satisfied, and another 490 acres is not going to satisfy him either. He needs to find someone who can teach him to understand "enough."

Please do everything you can to draw the line at 270, near the interchange with Fingerboard Road and elsewhere.

Bob Ladner

Dolan, Mary

From: Hagen, Kai
Sent: Monday, September 27, 2021 10:03 AM
To: Robert Ladner; Gardner, Jan; Council Members; Planning Commission
Subject: Re: Sugarloaf Treasured Landscape Management Plan

Thank you for sharing your concerns, Robert.

As you may already know, and for many reasons, I agree 100% that the county should hold the line at I270, including the nearly 500 acres west of I270, in the vicinity of the Route 80 interchange, and the tract of forests and farms (also west of I270) near the Monocacy National Battlefield Park and the Monocacy River

I think the arguments that support the changes that would align with that goal are compelling. And I assume that is why I can remember very few issues over the past two decades where the public sentiment has been so overwhelmingly one-sided.

For instance, I have yet to hear from one area resident or county citizen (aside from the developer who owns most of it), in any way, who thinks it is a good idea to carve out almost 500 acres for development (of any kind) on the west side of the I270/Route 80 interchange.

...or, for that matter, who can suggest another, future small area plan that would be more appropriate to include the tract of forests and farms (also west of I270) near the Monocacy National Battlefield Park and the Monocacy River, or a single person who thinks that is an area that should ever be planned for development.

The draft plan is now in the hands of the Frederick County Planning Commission (it was on their agenda September 8 and 15, so far). A majority of the planning commission can make these changes. Either way, they will send their draft to the Frederick County Council, which will have the final say...likely in a few months, depending.

I certainly hope that at least three other council members will support both of those adjustments!

kai

From: Robert Ladner <phagebob4@gmail.com>
Sent: Saturday, September 25, 2021 9:33:10 AM
To: Gardner, Jan; Council Members; Planning Commission
Subject: Sugarloaf Treasured Landscape Management Plan
[EXTERNAL EMAIL]

3827 Green Valley Road

Ijamsville, Md 21754

Dear Executive Gardener (JGardner@frederickcountymd.gov)

Dear Members of the Frederick County Council (councilmembers@frederickcountymd.gov)

Dear Members of the Frederick County Planning Commission

(PlanningCommission@FrederickCountyMD.gov)

I am writing about the Sugarloaf Treasured Landscape Management Plan.

My understanding is that as part of the Livable Frederick Master Plan a group of people, mostly volunteers, for many months, played an important role in the creation of the initial draft of the new plan for roughly 17,000 acres in the Sugarloaf area. This group of **public-minded** citizens and stakeholders worked with county planners to complete the draft several months ago.

I understand that the plan was to be printed last Spring in preparation for public discussion, before being passed on to the Planning Commission. But then the plan went AWOL and when it reappeared more than five months later, 490 acres west of 270, mostly belonging to Tom Natelli, had been removed from the planning area and the Sugarloaf Rural Heritage Overlay Zoning District.

This makes sense only if Tom Natelli was the agent that caused the change with unexplained support or assistance from members of county government. **This stinks.** We do not need or want our local government to be of the rich, by the rich, and for the rich! Mr. Natelli is not acting in the public interest, but only in his own interest.

The County Council and Planning Commission and the Frederick County Council must put these 490 acres back into the planning area, and the Sugarloaf Rural Heritage Overlay Zoning District.

Mr. Natelli has made a lot of money as the developer of the Villages of Urbana. It seems clear he isn't satisfied, and another 490 acres is not going to satisfy him either. He needs to find someone who can teach him to understand "enough."

Please do everything you can to draw the line at 270, near the interchange with Fingerboard Road and elsewhere.

Bob Ladner

Dolan, Mary

From: Hagen, Kai
Sent: Tuesday, September 21, 2021 11:40 AM
To: Karen Lynch; Sugarloaf Area Plan; Council Members; Planning Commission
Subject: Re: 490 acres taken out of the Sugarloaf Planning Area

Thank you for your email, Karen.

As you may already know, and for many reasons, I agree 100% that the county should hold the line at I270, including the nearly 500 acres west of I270, in the vicinity of the Route 80 interchange, and the tract of forests and farms (also west of I270) near the Monocacy National Battlefield Park and the Monocacy River

I think the arguments that support the changes that would align with that goal are compelling. And I assume that is why I can remember very few issues over the past two decades where the public sentiment has been so overwhelmingly one-sided.

For instance, I have yet to hear from one area resident or county citizen (aside from the developer who owns most of it), in any way, who thinks it is a good idea to carve out almost 500 acres for development (of any kind) on the west side of the I270/Route 80 interchange.

...or, for that matter, who can suggest another, future small area plan that would be more appropriate to include the tract of forests and farms (also west of I270) near the Monocacy National Battlefield Park and the Monocacy River, or a single person who thinks that is an area that should ever be planned for development.

The draft plan is now in the hands of the Frederick County Planning Commission (officially starting in on it this last Wednesday). A majority of the planning commission can make these changes. Either way, they will send their draft to the Frederick County Council, which will have the final say...likely in a few months, depending.

I certainly hope that at least three other council members will support both of those adjustments!

kai

From: Karen Lynch <kromer.lynch@gmail.com>
Sent: Monday, September 20, 2021 4:32:11 PM
To: Sugarloaf Area Plan; Council Members
Subject: 490 acres taken out of the Sugarloaf Planning Area
[EXTERNAL EMAIL]

County planners and Council members,

On September 8, 2021, the Frederick News-Post published a page one article and two letters to the editor regarding concerns about the Sugarloaf Planning Area. In a draft plan, county planners removed from the protection of the plan a 490 acre section on the west side of I-270. "I-270 is the traditional dividing line between the rural areas surrounding Sugarloaf Mountain and development in Urbana," states Jack Hogan in his article.

Since county planners and council members are encouraging the public to comment on this, I am sharing my thoughts.

I agree with Matt Seubert who states in his letter to the editor "(this is) ..a giant step in the wrong direction from the county's pledge to combat the escalating global climate crisis. The very last thing we need to be doing is paving over more farms and cutting down more forests."

If the traditional dividing line between development and rural areas has been I-270, why change that now, and develop land on the western side? Can there not be a stake set in the ground to say, enough is enough?

I urge you to keep the 490 acres in the Sugarloaf Treasured Landscape Management Plan, which is part of the Liveable Frederick Plan.

Respectfully,

Karen Lynch
Frederick, Maryland

Dolan, Mary

From: Gardner, Jan
Sent: Sunday, September 12, 2021 5:34 PM
To: 'David Reeves'; Planning Commission
Cc: Council Members
Subject: RE: Changes to the Draft Sugarloaf Large Area Plan

Thank you for your correspondence and for taking the time to provide input into the development of the Sugarloaf Area Plan. I do want to clarify that there is no plan for development on the west side of I-270.

The Sugarloaf Plan is focused on protecting and preserving the environmental features and the treasured landscape around Sugarloaf Mountain through the application of a protective overlay zone. It is a beautifully written plan, is forward thinking, and will protect this area for future generations.

The plan is not focused on growth or development. The growth boundary remains unchanged at I-270 and the majority of the land on the west side of I-270 remains zoned agriculture and resource conservation. The land owned by Mr. Natelli also continues to be zoned for agriculture.

The release of the draft Sugarloaf Large Area plan initiates a lengthy public process. No decisions have yet been made on the plan.

The Frederick County Planning Commission will hold workshops on the plan in September and October, followed by a public hearing. The plan will then go to the County Council for workshops and additional public hearings likely in the December through February timeframe. The County Council will have the final say or vote on the plan.

Staff has established the Sugarloaf Area Plan's website (<https://www.frederickcountymd.gov/8046/Sugarloaf-Area-Plan>). You will be able to track the progress of the plan and stay up-to-date on the public hearing schedule.

Your input is greatly appreciated. Again, no growth is planned or proposed for the west side of I-270.

Regards,

Jan Gardner
Frederick County Executive

From: David Reeves [mailto:dave2442ree@hotmail.com]
Sent: Sunday, September 12, 2021 9:55 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Cc: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Changes to the Draft Sugarloaf Large Area Plan

[EXTERNAL EMAIL]

Dear Frederick County Planning Commission,

I write you as a more than 24-year resident of the Sugarloaf Mountain area of Southern Frederick County, where I have enjoyed living, running a business, and raising a family during that time. I think I speak for many other of my friends and neighbors in the area.

Overall the draft Sugarloaf Treasured Landscape Management Plan draft is a great plan. However, it has two serious flaws that must be changed:

1. The most egregious flaw is that almost 500 acres of farms and forest have been removed from the planning area on the west side of I-270, near the interchange with Route 80, Fingerboard Road. This carve-out, made secretly in back room deals with Natelli and other greedy developers, is entirely inappropriate for the agricultural and conservation areas on the west side of I-270 and must be eliminated. There is already more than enough development allowed on the east side of 270. If we are to save the treasured natural resources of the Sugarloaf planning area, we must adhere to what has traditionally been the 270 dividing line between development on the east side and conservation of farms and forests on the west side.

2. The other correction that needs to be made is that an additional area, connected to the current northwestern boundary of the Sugarloaf planning area and the new conservation focused Sugarloaf Rural Heritage Overlay zoning district, and adjacent to the Monocacy National Battlefield Park, should be added and included in the conservation focused overlay district.

The east-west dividing line along I-270 has been recognized and respected for decades. The Urbana area development on the east side is clustered Smart Growth development, and it is beyond adequate to satisfy developers. I and many other residents of Frederick county request that you continue to honor the traditional I-270 boundary between development and farm and forest conservation to preserve a good balance and quality of life in Frederick County.

Thank you for your consideration,
David E. Reeves
9265 Starlight Mews North
Frederick, Maryland 21704

Sent from Outlook

Dolan, Mary

From: Hagen, Kai
Sent: Sunday, September 12, 2021 9:39 PM
To: Gardner, Jan; 'David Reeves'; Planning Commission
Cc: Council Members
Subject: Re: Changes to the Draft Sugarloaf Large Area Plan

Dave,

Jan is sharing some basic facts. But I'd like to add some additional perspective to those facts.

There may, at this particular moment, no specific plan for development on the west side of I270. And the current "growth boundary" and Agriculture zoning may not be altered by this plan (which currently does not include that land, in any case).

BUT...

There can be NO DOUBT that if the lands in the "Natelli cutout" were put back into the Sugarloaf planning area, AND the conservation overlay district was applied to them, as well, the possibility of future rezoning (which can happen relatively quickly) and development would be *greatly* diminished.

This is not really debatable.

Not to pick on Mr. Natelli, but you can be 100% certain that he did not purchase the lands that make up most of the cutout, or the property west of Park Mills Road and between Fingerboard and I270, with the desire or intention to leave them undeveloped, or, worse (from his perspective) added to the Sugarloaf planning area and placed under a conservation-focused overlay zone.

These are also basic facts.

Please do not think that the fact that the growth boundary has not yet been altered, or that Natelli's properties west of I270 are still zoned Ag, means that they are nearly as protected as they would be with the change you and I support.

So, what it really comes down to is that we can either support a single identity and approach west of I270, and quite substantially increase the chance that significant development will not happen west of I270, or we can settle...for reasons that I can not agree with and have a hard time understanding...for something far less meaningful in the long term.

kai

From: Gardner, Jan
Sent: Sunday, September 12, 2021 5:34:07 PM
To: 'David Reeves'; Planning Commission
Cc: Council Members
Subject: RE: Changes to the Draft Sugarloaf Large Area Plan

Thank you for your correspondence and for taking the time to provide input into the development of the Sugarloaf Area Plan. I do want to clarify that there is no plan for development on the west side of I-270.

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The plan is not focused on growth or development. The growth boundary remains unchanged at I-270 and the majority of the land on the west side of I-270 remains zoned agriculture and resource conservation. The land owned by Mr. Natelli also continues to be zoned for agriculture.

The release of the draft Sugarloaf Large Area plan initiates a lengthy public process. No decisions have yet been made on the plan.

The Frederick County Planning Commission will hold workshops on the plan in September and October, followed by a public hearing. The plan will then go to the County Council for workshops and additional public hearings likely in the December through February timeframe. The County Council will have the final say or vote on the plan.

Staff has established the Sugarloaf Area Plan's website (<https://www.frederickcountymd.gov/8046/Sugarloaf-Area-Plan>). You will be able to track the progress of the plan and stay up-to-date on the public hearing schedule.

Your input is greatly appreciated. Again, no growth is planned or proposed for the west side of I-270.

Regards,

Jan Gardner
Frederick County Executive

From: David Reeves [mailto:dave2442ree@hotmail.com]
Sent: Sunday, September 12, 2021 9:55 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Cc: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Changes to the Draft Sugarloaf Large Area Plan

[EXTERNAL EMAIL]

Dear Frederick County Planning Commission,

I write you as a more than 24-year resident of the Sugarloaf Mountain area of Southern Frederick County, where I have enjoyed living, running a business, and raising a family during that time. I think I speak for many other of my friends and neighbors in the area.

Overall the draft Sugarloaf Treasured Landscape Management Plan draft is a great plan. However, it has two serious flaws that must be changed:

1. The most egregious flaw is that almost 500 acres of farms and forest have been removed from the planning area on the west side of I-270, near the interchange with Route 80, Fingerboard Road. This carve-out, made secretly in back room deals with Natelli and other greedy developers, is entirely inappropriate for the

agricultural and conservation areas on the west side of I-270 and must be eliminated. There is already more than enough development allowed on the east side of 270. If we are to save the treasured natural resources of the Sugarloaf planning area, we must adhere to what has traditionally been the 270 dividing line between development on the east side and conservation of farms and forests on the west side.

2. The other correction that needs to be made is that an additional area, connected to the current northwestern boundary of the Sugarloaf planning area and the new conservation focused Sugarloaf Rural Heritage Overlay zoning district, and adjacent to the Monocacy National Battlefield Park, should be added and included in the conservation focused overlay district.

The east-west dividing line along I-270 has been recognized and respected for decades. The Urbana area development on the east side is clustered Smart Growth development, and it is beyond adequate to satisfy developers. I and many other residents of Frederick county request that you continue to honor the traditional I-270 boundary between development and farm and forest conservation to preserve a good balance and quality of life in Frederick County.

Thank you for your consideration,
David E. Reeves
9265 Starlight Mews North
Frederick, Maryland 21704

Sent from [Outlook](#)

Dolan, Mary

From: Hagen, Kai
Sent: Sunday, September 12, 2021 12:11 PM
To: David Reeves; Planning Commission
Cc: Gardner, Jan; Council Members
Subject: Re: Changes to the Draft Sugarloaf Large Area Plan

Thank you for your email, Dave.

As you may already know, I agree 100% with the two changes you described.

Before commenting further on that, however, I would like to note that, while I strongly disagree with the change that was made in the vicinity of the Route 80 interchange, I would not describe it as the result of "back room deals with Natelli and other greedy developers." Those changes were made by the administration at a time when the plan was in their hands, and it was certainly within their discretion to make such a change, even if it did not reflect the draft up to that point and did not reflect the recommendations of the advisory group.

Good people can have legitimate differences about which version of the plan, or that one part of it, is in the best interest of the community and the county. And those who disagree with you, and me, and everyone else weighing in on this so far (besides Natelli himself) have attempted to convey the rationale in the text that was also added about the Urbana Growth Area (page 42 or 43 of the draft). Obviously, I disagree with that choice and do not find the explanation compelling. I can disagree, even strongly, and have separate concerns about the process, without thinking of it as the result of any corruption at all.

None of which is to say that I don't have reasonable concerns, which I have expressed for decades, about the level of influence development interests have often had in land use and planning matters generally.

Having said that:

I think the arguments that support those changes are compelling. And I assume that is why I can remember very few issues over the past two decades where the public sentiment has been so overwhelmingly one-sided.

For instance, I have yet to hear from one person, in any way, who can suggest another, future small area plan that would be more appropriate to include the tract near the battlefield, or a single person who can look at that map and information and suggest that is an area that should ever be planned for development.

I am hopeful that a majority of the Frederick County Planning Commission will appreciate the compelling arguments on those two matters, and make the changes in the draft they send to the Frederick County Council, which will have the say.

Aside from these two issues, the plan is outstanding, and I know we can, and hope we will, make it better and get it done during the current term of this county executive and council.

kai

From: David Reeves <dave2442ree@hotmail.com>
Sent: Sunday, September 12, 2021 9:55:02 AM
To: Planning Commission
Cc: Gardner, Jan; Council Members
Subject: Changes to the Draft Sugarloaf Large Area Plan
[EXTERNAL EMAIL]

Dear Frederick County Planning Commission,

I write you as a more than 24-year resident of the Sugarloaf Mountain area of Southern Frederick County, where I have enjoyed living, running a business, and raising a family during that time. I think I speak for many other of my friends and neighbors in the area.

Overall the draft Sugarloaf Treasured Landscape Management Plan draft is a great plan. However, it has two serious flaws that must be changed:

1. The most egregious flaw is that almost 500 acres of farms and forest have been removed from the planning area on the west side of I-270, near the interchange with Route 80, Fingerboard Road. This carve-out, made secretly in back room deals with Natelli and other greedy developers, is entirely inappropriate for the agricultural and conservation areas on the west side of I-270 and must be eliminated. There is already more than enough development allowed on the east side of 270. If we are to save the treasured natural resources of the Sugarloaf planning area, we must adhere to what has traditionally been the 270 dividing line between development on the east side and conservation of farms and forests on the west side.
2. The other correction that needs to be made is that an additional area, connected to the current northwestern boundary of the Sugarloaf planning area and the new conservation focused Sugarloaf Rural Heritage Overlay zoning district, and adjacent to the Monocacy National Battlefield Park, should be added and included in the conservation focused overlay district.

The east-west dividing line along I-270 has been recognized and respected for decades. The Urbana area development on the east side is clustered Smart Growth development, and it is beyond adequate to satisfy developers. I and many other residents of Frederick county request that you continue to honor the traditional I-270 boundary between development and farm and forest conservation to preserve a good balance and quality of life in Frederick County.

Thank you for your consideration,
David E. Reeves
9265 Starlight Mews North
Frederick, Maryland 21704

Sent from Outlook

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:42 PM
To: 'kai@catocinmountain.com'
Cc: Goodfellow, Tim; Horn, Steve
Subject: RE: Complete the Sugarloaf Treasured Landscape Management Plan the right way!

Dear Councilmember Hagen,

Thank you for your email concerning the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

Livable Frederick Planning and Design Office
<http://www.frederickcountymd.gov/livablefrederick>
30 North Market Street
Frederick, MD 21701
(301) 600-1138



Division of Planning and Permitting
<https://www.frederickcountymd.gov/planning>
Frederick County Government
<https://www.frederickcountymd.gov/>

From: Kai Hagen <kaihagen@gmail.com>
Sent: Thursday, September 16, 2021 12:39 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Fwd: Complete the Sugarloaf Treasured Landscape Management Plan the right way!

[EXTERNAL EMAIL]

Frederick County Planning Commission,

I watched your September 15 workshop, where you have begun your discussions and work on the the draft Sugarloaf Large Area Plan (aka: **The Sugarloaf Treasured Landscape Management Plan**). Overall, I think the plan is a great plan -- a big step forward towards the long term protection of more than 17,000 acres of the rural landscape, extensive forests, scenic farms and headwater streams anchored by Sugarloaf Mountain.

But, in my opinion, **the current DRAFT of the plan has two big flaws!**

The good news is that there is still a process to go through, with you, the Frederick County Planning Commission, and then with the Frederick County Council...so we have a real opportunity to fix both of these shortcomings, and approve what I and many others would consider a better, stronger and more consistent plan that we can all be happy about and proud of.

One serious flaw is due to a recent change that removed almost 500 acres of farms and forest from the planning area (and from the conservation-focused overlay district) on the west side of I270, in the vicinity of the interchange with Route 80 (Fingerboard Road). That is a complicated and controversial matter that has received a lot of attention already, and will...rightly so...get a lot more attention.

I commend you for moving the line for the planning area back to the I270 right of way in this location..."as a starting point for [your] deliberations. I appreciate that the public process and discussions will now be better able to address the pros and cons (and public sentiment) about that so-called "carve out."

In the end, for many reasons I won't get into here, I strongly encourage you to keep that part of the boundary where you have moved it, and extend the conservation overlay zone to that line. But, today, I am primarily writing you about the following...

The other flaw, and the subject of the attached map, is that there is an important area (marked in red) that has not been included in the plan yet, and should and can be added (and included in the conservation-focused overlay district).

Please take careful note and give due consideration to the fact that...

- **The area outlined in red is comprised of significant forested areas, a few farms, hills and streams.**
- **It is adjacent to the Monocacy National Battlefield Park, which already has intense development on its western edges.**
- **It encompasses a thickly forested stretch on the east side of the Monocacy Scenic River.**
- **It is solidly connected to the current northwestern boundary of the Sugarloaf Planning area and the new, conservation-focused Sugarloaf Rural Heritage Overlay Zoning District.**
- **It is adjacent to Hope Hill, a historic African-American community built largely by formerly enslaved persons.**

And...among other things:

- **It is bordered by Interstate 270 to the east, which is a line the county has informally recognized and respected, for decades, as a dividing line between the developed and developing landscape east of the highway, and the rural landscape, forests and farms west of the highway.**

TWO QUESTIONS for your serious considerations:

1) Can you imagine another, future large or small area planning process that would make better sense to address this area than the conservation-focused Sugarloaf Area Plan?

2) Can you look at this map/image, and read the points above, and say that this particular undeveloped area should be planned for development, now, soon or down the road?

It really is that simple.

The area in red should be added to the Sugarloaf Treasured Landscape Management Plan AND the new, conservation-focused Sugarloaf Rural Heritage Overlay Zoning District!

Thank you for your attention.

kai

Kai Hagen
kaihagen@gmail.com
240-405-2536

Dolan, Mary

From: Hagen, Kai
Sent: Sunday, September 12, 2021 12:26 PM
To: Gardner, Jan; Planning Commission; Council Members; Tori Upchurch
Subject: Re: Conserve and Preserve in Sugarloaf Area

Thank you for your email, Tori.

As you may already know, for many reasons, I agree 100% that the county should hold the line at I270, including the nearly 500 acres you referred to (west of I270, in the vicinity of the Route 80 interchange).

I think the arguments that support the changes that would align with that goal are compelling. And I assume that is why I can remember very few issues over the past two decades where the public sentiment has been so overwhelmingly one-sided.

For instance, I have yet to hear from one area resident or county citizen (aside from the developer who owns most of it), in any way, who thinks it is a good idea to carve out almost 500 acres for development (of any kind) on the west side of the I270/Route 80 interchange.

...or, for that matter, who can suggest another, future small area plan that would be more appropriate to include the tract of forests and farms (also west of I270) near the Monocacy National Battlefield Park and the Monocacy River, or a single person who thinks that is an area that should ever be planned for development.

The draft plan is now going to the Frederick County Planning Commission (officially starting in on it this coming Wednesday). A majority of the planning commission can make these changes. Either way, they will send their draft to the Frederick County Council, which will have the final say...likely in a few months, depending.

kai

From: Tori Upchurch <vwupchurch@gmail.com>
Sent: Friday, September 10, 2021 1:27:17 PM
To: Gardner, Jan; Planning Commission; Council Members
Subject: Conserve and Preserve in Sugarloaf Area
[EXTERNAL EMAIL]

Good Afternoon,

I have lived in and am raising my children who are attending schools in the Urbana area west of 270 at the foot of Sugarloaf. We moved here in large part for the amount of preserved nature, farmland, woods and mountainside. As the world is showing us nearly every day how we have harmed it, it has become ever so obvious that we must put that in the forefront of our decision making. I recently became aware that a 500 acre plot of land that was designated for conservation/preservation has been recently removed from said protection at the request of Natelli. I am severely disappointed to hear this and hope that this decision will be reversed immediately and this land will be preserved as was previously decided.

Thank you,

Tori Upchurch
(301) 742-4688

Dolan, Mary

From: Hagen, Kai
Sent: Sunday, September 12, 2021 10:09 AM
To: Jennifer Rinehart; Gardner, Jan; Planning Commission; Council Members
Subject: Re: Feedback on the DRAFT Sugarloaf Plan

Thank you for your email, Jennifer.

As you may already know, I agree 100% with the two changes you described.

I think the arguments that support those changes are compelling. And I assume that is why I can remember very few issues over the past two decades where the public sentiment has been so overwhelmingly one-sided.

For instance, I have yet to hear from one person, in any way, who can suggest another, future small area plan that would be more appropriate to include the tract near the battlefield, or a single person who can look at that map and information and suggest that is an area that should ever be planned for development.

kai

From: Jennifer Rinehart <rinyder@yahoo.com>
Sent: Saturday, September 11, 2021 10:20:47 AM
To: Gardner, Jan; Planning Commission; Council Members
Subject: Feedback on the DRAFT Sugarloaf Plan
[EXTERNAL EMAIL]

Frederick County Planning Commission members,

I'd like to start by saying thank you for your public service and acknowledge that the DRAFT Sugarloaf Large Area Plan (The Sugarloaf Treasured Landscape Management Plan) is a welcome step forward in protecting the 17,000 acres of rural landscape, extensive forests, scenic farms, and headwater streams anchored by Sugarloaf Mountain.

As a longtime resident of Frederick County and with 15 years of homeownership within the boundaries of the draft plan, it is a great to see so many individuals engaging in this process and providing feedback on the plan. Protecting the lands surrounding Sugarloaf from the expansive development that we've seen in other parts of the county is essential to the livability of Frederick County.

Like many others have already done, I'd like to voice my opposition to the recent change that removed almost 500 acres of farms and forest from the planning area (and from the conservation-focused overlay district) on the west side of I270, in the vicinity of the interchange with Route 80 (Fingerboard Road). This was a big topic of conversation at the recent County Council meeting and I sincerely hope that the Planning Commission, and ultimately the Council Members, will take the concerns that folks have voiced seriously and add that parcel back into the plan.

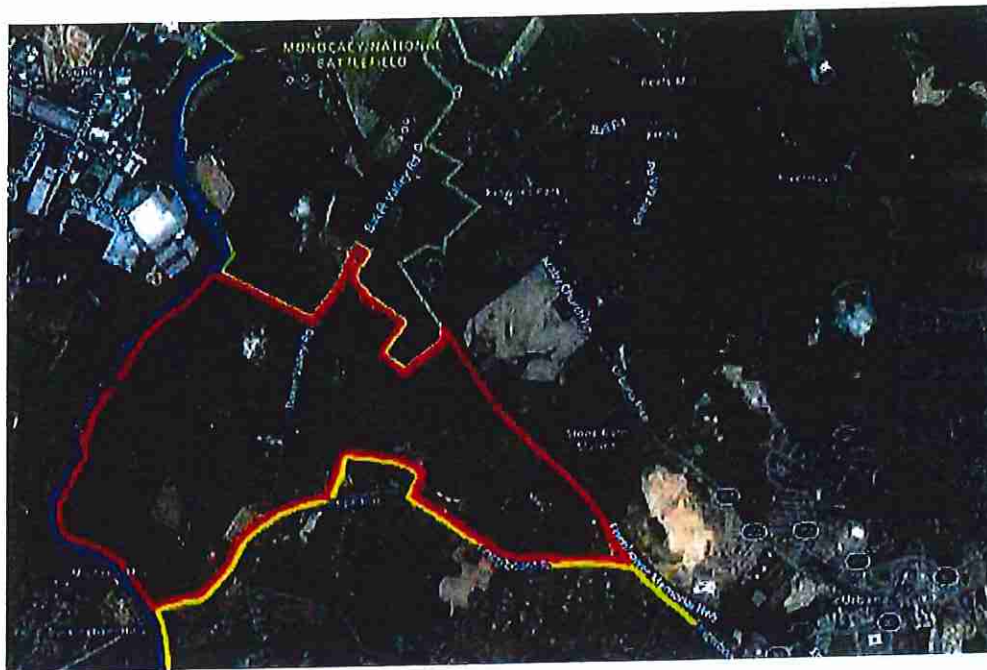
In addition, I'd like to lift up another concern that has not been as widely touched upon. In the attached map, you'll see that there is an important area (marked in red) that has not been included in the plan yet. This area, which is comprised of significant forested areas, farmland farms, hills, and streams, can and should be added to the plan and included in the conservation-focused overlay district. There are multiple reasons for inclusion of this land:

- It is adjacent to the Monocacy National Battlefield Park, which already has intense development on its western edges.
- It encompasses a thickly forested stretch on the east side of the Monocacy Scenic River.
- It is solidly connected to the current northwestern boundary of the Sugarloaf Planning area and the new, conservation-focused Sugarloaf Rural Heritage Overlay Zoning District.
- It is adjacent to Hope Hill, a historic African-American community built largely by formerly enslaved persons.

Both of these requested changes are consistent with maintaining the historic Interstate 270 boundary for the plan and will be significant improvements to the draft plan. This is an important moment where the Planning Commission can demonstrate that the concerns of citizens were heard by making these changes before the plan advances to the County Council.

Feel free to contact me with any questions. Sincerely,

Jen Rinehart
Monocacy Bottom Road
Adamstown, MD



- Interstate 270 ("Hold the Line")
- NW boundary: Sugarloaf Planning Area **AND** Sugarloaf Rural Heritage Overlay Zoning District
- Monocacy National Battlefield Park boundary
- Monocacy Scenic River
- Undeveloped forests, farms, hills and streams, bordered by the Monocacy River, the Monocacy National Battlefield Park, the Sugarloaf Planning Area (and the conservation focused overlay district) and Interstate 270.

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:44 PM
To: 'Nick Carrera'
Cc: Goodfellow, Tim
Subject: RE: For the record

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

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-----Original Message-----

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Wednesday, September 15, 2021 3:34 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Cc: Carrera, Nicholas <mjcarrera@comcast.net>
Subject: For the record

[EXTERNAL EMAIL]

Following today's meeting on the Sugarloaf Plan, I believe you counted eight callers who favored the Commission's action in restoring the eastern boundary, as the starting point for your deliberations. There was one caller who sang praises of development west of I-270. His association, if I heard correctly, was Rodgers Consulting. As you may know, Rodgers Consulting is the company that prepared the four-page July re-platting of the Natelli properties in the Cutout. The company address is in Germantown, and I didn't hear the caller give you a Frederick County address for his own

residence. His arguments for development west of I-270 were congruent to those we would expect to hear from Thomas Natelli himself. ... but perhaps this was only coincidence.

Best wishes,

Nick Carrera, Thurston Road

Dolan, Mary

From: Hagen, Kai
Sent: Tuesday, September 14, 2021 12:10 PM
To: Nick Carrera; Planning Commission
Cc: Council Members
Subject: Re: Graphic showing Sugarloaf boundaries March, July Emailing: Image.jpg

Follow Up Flag: Follow up
Flag Status: Completed

Minor clarification: The area outlined in **red** was part of the planning area from the first time the planning area was established, AND part of the conservation-oriented overlay district from when it was first applied to the entire planning area. Sometime after the draft plan was to go to the members of the advisory group in early March, both lines were simultaneously changed.

From: Hagen, Kai
Sent: Tuesday, September 14, 2021 12:05:46 PM
To: Nick Carrera; Planning Commission
Cc: Council Members
Subject: Re: Graphic showing Sugarloaf boundaries March, July Emailing: Image.jpg

And just to be entirely clear, the area outlined in **red** was part of the planning area AND the conservation-oriented overlay district from the first time the planning area was established until sometime after the version of the draft that was about to go to the members of the advisory group in early March.

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Tuesday, September 14, 2021 11:50:42 AM
To: Planning Commission
Cc: Council Members; Carrera, Nicholas
Subject: Graphic showing Sugarloaf boundaries March, July Emailing: Image.jpg
[EXTERNAL EMAIL]

For the Planning Commissioners,
This may have an amateur appearance, but I think the graphic might better convey the evolution of the Natelli properties from *within* the protective Overlay of the Sugarloaf Plan to being altogether *outside* of it, over the period March to July of this year.
I hope this comes through all right. It may aid your questioning the county staff at Wednesday's hearing.
With best regards,
Nick Carrera, Thurston Road

Dolan, Mary

From: Hagen, Kai
Sent: Tuesday, September 14, 2021 12:06 PM
To: Nick Carrera; Planning Commission
Cc: Council Members
Subject: Re: Graphic showing Sugarloaf boundaries March, July Emailing: Image.jpg
Attachments: sugarloafssmallareaplanedit.jpg

Follow Up Flag: Follow up
Flag Status: Completed

And just to be entirely clear, the area outlined in **red** was part of the planning area AND the conservation-oriented overlay district from the first time the planning area was established until sometime after the version of the draft that was about to go to the members of the advisory group in early March.

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Tuesday, September 14, 2021 11:50:42 AM
To: Planning Commission
Cc: Council Members; Carrera, Nicholas
Subject: Graphic showing Sugarloaf boundaries March, July Emailing: Image.jpg
[EXTERNAL EMAIL]

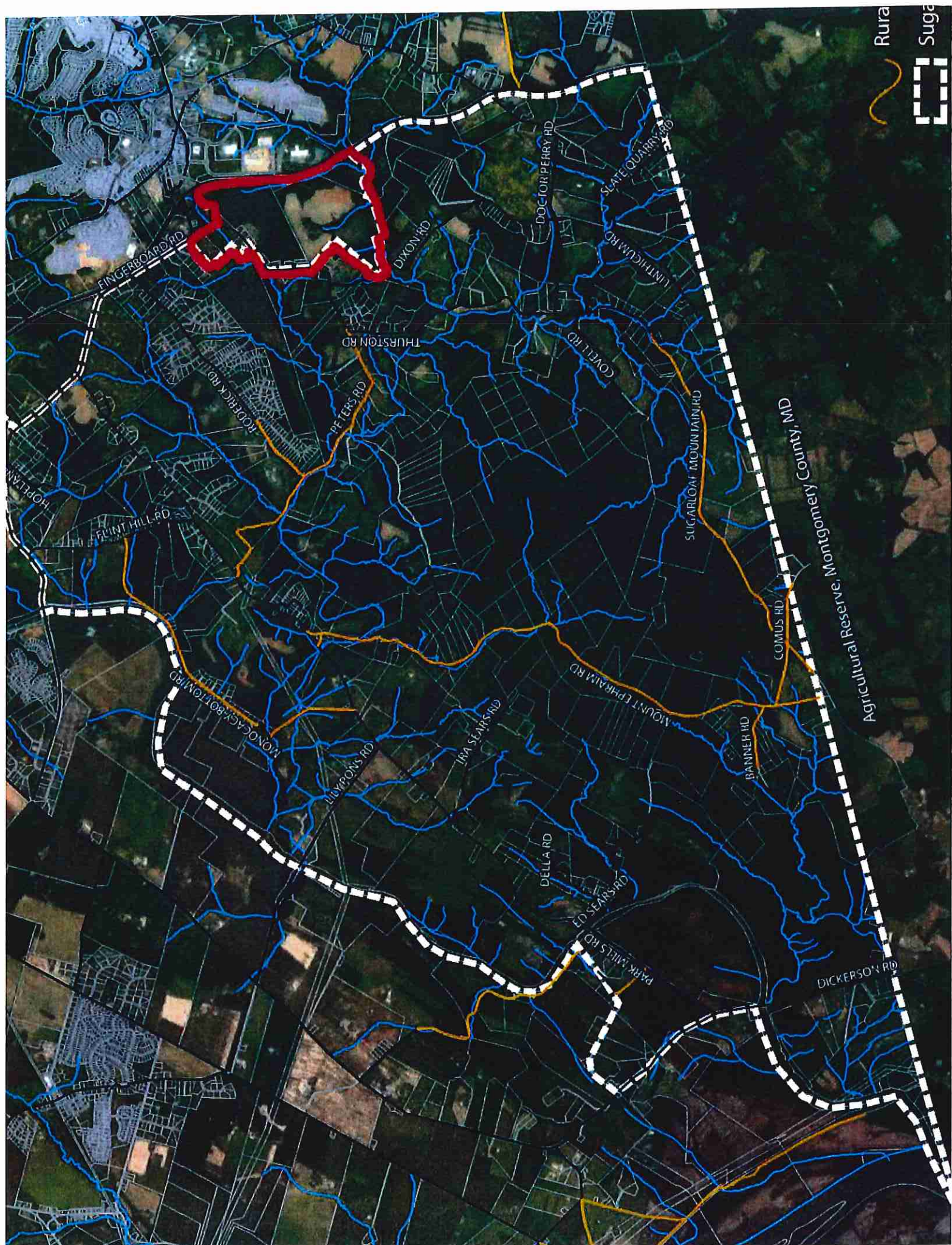
For the Planning Commissioners,

This may have an amateur appearance, but I think the graphic might better convey the evolution of the Natelli properties from *within* the protective Overlay of the Sugarloaf Plan to being altogether *outside* of it, over the period March to July of this year.

I hope this comes through all right. It may aid your questioning the county staff at Wednesday's hearing.

With best regards,

Nick Carrera, Thurston Road



Rural
Sugarloaf Mountain

Agricultural Reserve, Montgomery County, MD

Dolan, Mary

From: Hagen, Kai
Sent: Sunday, September 12, 2021 12:19 PM
To: Gardner, Jan; Planning Commission; Council Members; Di Krop
Subject: Re: HOLD THE LINE!

Thank you for your email, Diana.

As you may already know, for many reasons, I agree 100% that the county should hold the line at I270.

I think the arguments that support the changes that would align with that goal are compelling. And I assume that is why I can remember very few issues over the past two decades where the public sentiment has been so overwhelmingly one-sided.

For instance, I have yet to hear from one area resident or county citizen (aside from the developer who owns most of it), in any way, who thinks it is a good idea to carve out almost 500 acres for development (of any kind) on the west side of the I270/Route 80 interchange, or who can suggest another, future small area plan that would be more appropriate to include the tract near the battlefield, or a single person who can look at that map and information and suggest that is an area that should ever be planned for development.

kai

From: Di Krop <jdkrop@aol.com>
Sent: Friday, September 10, 2021 3:25:24 PM
To: Gardner, Jan; Planning Commission; Council Members
Subject: HOLD THE LINE!
[EXTERNAL EMAIL]

HOLD the LINE!

From the Monocacy River (and the Monocacy National Battlefield Park) to the Montgomery County line, we must hold the line between the relatively intense development east of I270 and the still rural, forested and farmed, rolling landscape of the Sugarloaf Mountain area.

This is not an unrealistic goal. Not at all.

We moved our family to the Urbana/Sugarloaf Estates area 36 years ago because Montgomery County was just constantly taking over farmland to build homes and businesses. We picked this area because it was close to I270 to allow us to get to our jobs easily, but equally important was the feel of the country and farmland. Little by little we have seen the farmland being consumed by developers here in our area.

We are not against development, but controlled development. I grew up in Germantown. It looks nothing like it did then. The farmland has been taken over by housing developments and shopping centers. I used to work for the City of Rockville. Some Council Members from Frederick visited to ensure what happened in Montgomery County would not happen in Frederick. Montgomery County had become one town connecting to another - DC, Silver Spring, Wheaton, Rockville, Germantown, etc. Now it seems Frederick didn't learn anything from that visit and our following the same path as Montgomery County.

Please we beg of you to HOLD THE LINE!

**God's Blessings,
Di**

Diana Krop
Admin Asst to the Pastor
First Baptist Church of Green Valley
Isaiah 40:31

John R. Krop

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:45 PM
To: 'orlando morales'
Cc: Goodfellow, Tim
Subject: RE: Hold the lone

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
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c: (410) 598-9026

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<https://www.frederickcountymd.gov/>

From: orlando morales <o65morales@gmail.com>
Sent: Wednesday, September 15, 2021 1:48 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Hold the lone

[EXTERNAL EMAIL]

My name is Orlando Morales and I live at 1820 Mt Ephraim Road
Adamstown, MD 21710

Many thanks to the all of the people who are working on this draft plan for our Sugarloaf Mountain area

boundaries and for the Monocracy Battlefield boundaries. Please place the boundary line at 270 from the Monacacy Battlefield to the Montgomery County Line. Hold the Line!

Orlando Morales

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:37 PM
To: 'sgpsma@yahoo.com'
Cc: Goodfellow, Tim
Subject: RE: Important===Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
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From: Stephen Price <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 11:55 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Important===Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

Although I have retired to Wisconsin, I spent 31 years in Montgomery County. I frequently visited and hiked Sugarloaf Mountain and the battlefield area and visited adjacent territory, at all seasons. It is an amazing and precious resource for the region, including the citizens of Frederick and Frederick County, but also the many visitors to the region from around the country and internationally. Tourism in Frederick County is definitely promoted best by careful stewardship of this area. I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of I- 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

From afar, I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders across the country to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

I urge the utmost transparency and also the dedication necessary to put higher values than immediate development dollars first. Thank you.

Stephen Price

sgpsma@yahoo.com

1524 E. Providence Ave, #208

Milwaukee, Wisconsin 53211

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:38 PM
To: 'gardensbygarth@comcast.net'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

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From: Amy Seely <gardensbygarth@comcast.net>
Sent: Friday, September 17, 2021 9:54 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

Thank you! So important for future generations!

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

Amy Seely

gardensbygarth@comcast.net

21014 Big Woods Road

Dickerson, Maryland 20842

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:37 PM
To: 'simhamuka@yahoo.com'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
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From: Michelle Grissom <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 10:53 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

Thank goodness. I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are both beautiful and acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

Michelle Grissom

simhamuka@yahoo.com

14812 Ridge Oak Dr

Boys, Maryland 20841

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:37 PM
To: 'ernest399@gmail.com'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

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From: Ernest Rodriguez <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 11:46 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

Ernest Rodriguez

ernest399@gmail.com

103 Lounsbury Pl

Falls Church, Virginia 22046

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:36 PM
To: 'sunny_rai@verizon.net'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
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From: Christine Rai <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 2:09 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

Thank you for your support! My husband and I were married on Sugarloaf mountain 15 years ago and I appreciate keeping the surrounding area as it currently is. Living during Covid has shown us how much we desperately need green open spaces.

Christine Rai

sunny_rai@verizon.net

17320 Whitaker Rd

Poolesville, Maryland 20837

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:36 PM
To: 'christylb33@verizon.net'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

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Division of Planning and Permitting
<https://www.frederickcountymd.gov/planning>
Frederick County Government
<https://www.frederickcountymd.gov/>

From: Christy Bumanis <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 3:01 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

Christy Bumanis

christylb33@verizon.net

21101 Kaul lane

Germantown, Maryland 20876

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 22, 2021 11:56 AM
To: 'valarie_barr@hotmail.com'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

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From: Valarie Barr <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 4:08 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270. Even though I live in Silver Spring, I appreciate the need for protection of Sugarloaf and greatly enjoy visiting it.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

Valarie Barr

valarie_barr@hotmail.com

2209 Richland Place

Silver Spring, Maryland 20910

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 22, 2021 11:57 AM
To: 'donnasmcd68@gmail.com'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt

Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

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Frederick County Government
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From: Donna McDowell <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 4:16 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

Donna McDowell

donnasmcd68@gmail.com

24308 Hipsley Mill Road

Gaithersburg, Maryland 20882

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 22, 2021 11:57 AM
To: 'rswope38@gmail.com'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt

Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

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Frederick County Government
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From: Robin Swope <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 4:59 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

Robin Swope

rswope38@gmail.com

24812 woodfield school td

Gaithetsburg, Maryland 20882

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 22, 2021 11:57 AM
To: 'Vkessler_ledem@yahoo.com'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt

Livable Frederick Director
kgbrandt@frederickcountymd.gov
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c: (410) 598-9026

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From: Veronique Kessler <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 6:24 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270. I love the Sugarloaf region and park. It is a very important place for many of us who live in Suburban Maryland, a place where we can relax, exercise, breath, and where I have done so weekends after weekends, for years to go. I do hope it can survive the pressure of developers and that our children and grand-children will continue to enjoy this wonderful place for years and decades to come!

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, I beg the Planning Commission to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

Veronique Kessler

Vkessler_ledem@yahoo.com

7204 44th street

Chevy Chase, Maryland 20815

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 22, 2021 11:57 AM
To: 'masserman@verizon.net'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

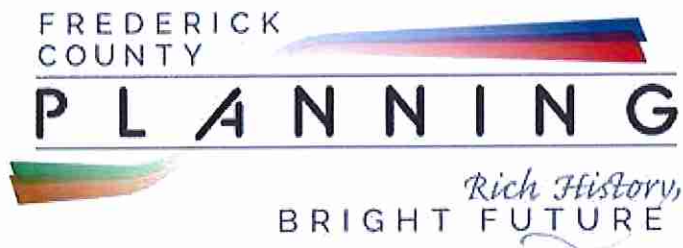
Best,
Kim

Kimberly Golden Brandt

Livable Frederick Director
kgbrandt@frederickcountymd.gov
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Frederick County Government
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From: Ivy Masserman <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 7:04 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes". Sugarloaf is a real treasure in this area. One that I have returned to many times in the 30+ years I have been living here.

Ivy Masserman

masserman@verizon.net

13205 Colton Lane

Darnestown , Maryland 20878

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 22, 2021 11:58 AM
To: 'jossinejosz@gmail.com'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
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c: (410) 598-9026

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From: Jossine Josz <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 9:55 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

Jossine Josz

jossinejosz@gmail.com

4811 Falstone Ave

Chevy Chase , Maryland 20815

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 22, 2021 11:57 AM
To: 'gaylelcm@gmail.com'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
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Frederick County Government

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From: G. Countryman-Mills <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 7:45 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

G. Countryman-Mills

gaylelcm@gmail.com

11906 Oden Ct.

Rockville, Maryland 20852

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 22, 2021 11:58 AM
To: 'tatzanx@gmail.com'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
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Frederick County Government
<https://www.frederickcountymd.gov/>

From: Shane M Worth <info@email.actionnetwork.org>
Sent: Saturday, September 18, 2021 12:04 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

Shane M Worth

tatzanx@gmail.com

6132 1ST PINE,

Washington, District of Columbia 20011

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 22, 2021 11:58 AM
To: 'jeanledem@yahoo.com'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

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Frederick County Government
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From: Jean Le Dem <info@email.actionnetwork.org>
Sent: Saturday, September 18, 2021 9:32 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

As an avid biker of MoCo and FredCo rural roads, I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

Jean Le Dem

jeanledem@yahoo.com

7204 44th St

Chevy Chase , Maryland 20815

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 22, 2021 11:58 AM
To: 'sewkap@gmail.com'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

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Frederick County Government
<https://www.frederickcountymd.gov/>

From: Suzi Kaplan <info@email.actionnetwork.org>
Sent: Saturday, September 18, 2021 9:56 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have followed developments with the Sugarloaf portion of the Livable Frederick Master Plan. I had been very confused and concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of I-270.

The Planning Commission has just returned to the common sense boundary of I-270 for this most important zone and it is time to move forward in transparency to put into place strong protections for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect leaders to enact legacy protections for future generations and not to bow or bend to short-sighted development interests in what we rightly call our "Treasured Landscapes".

Suzi Kaplan

sewkap@gmail.com

8718 Delcris Drive,

Gaithersburg, Maryland 20886

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 22, 2021 12:00 PM
To: 'suz.matt@yahoo.com'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt

Livable Frederick Director

kgbrandt@frederickcountymd.gov

o: (301) 600-1144

c: (410) 598-9026

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Frederick County Government

<https://www.frederickcountymd.gov/>

From: Suzanne Matteson <info@email.actionnetwork.org>

Sent: Saturday, September 18, 2021 9:12 PM

To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>

Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

Suzanne Matteson

suz.matt@yahoo.com

17128 Butler rd

Poolesville, Maryland 20837

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 22, 2021 12:00 PM
To: 'mcnellis12@verizon.net'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt

Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

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Frederick County Government
<https://www.frederickcountymd.gov/>

From: Donald McNellis <info@email.actionnetwork.org>
Sent: Sunday, September 19, 2021 9:03 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

The iconic Sugarloaf portion of the Livable Frederick Master Plan was recently threatened by an unauthorized removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

Although I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not permit short sighted development interests in our "Treasured Landscapes". I am writing as a resident of Montgomery County to encourage collaboration on this matter.

Thank you.

Donald McNellis

mcnellis12@verizon.net

9707 OLD GEORGETOWN RD APT 2302

Bethesda, Maryland 208141757

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 22, 2021 12:00 PM
To: 'marksjn@gmail.com'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

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<https://www.frederickcountymd.gov/planning>
Frederick County Government
<https://www.frederickcountymd.gov/>

From: Jeremy Marks <info@email.actionnetwork.org>
Sent: Monday, September 20, 2021 9:14 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

As someone who grew up in Montgomery County, and who has spent a great deal of time at Sugarloaf, I am heartened by the steps you are taking.

Jeremy Marks

marksjn@gmail.com

1 Monmore Road

London , Ontario N6G2W5

Dolan, Mary

From: Planning Commission
Sent: Wednesday, September 22, 2021 12:00 PM
To: 'mtraversa@aol.com'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

Livable Frederick Planning and Design Office
<http://www.frederickcountymd.gov/livablefrederick>
30 North Market Street
Frederick, MD 21701
(301) 600-1138



Division of Planning and Permitting
<https://www.frederickcountymd.gov/planning>
Frederick County Government
<https://www.frederickcountymd.gov/>

From: Mark Traversa <info@email.actionnetwork.org>
Sent: Monday, September 20, 2021 8:36 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

Mark Traversa

mtraversa@aol.com

11200 spur wheel lane

Potomac, Maryland 20854

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:52 PM
To: 'evan@lippincottarchitects.com'
Cc: Goodfellow, Tim
Subject: RE: Maintain Transparency in Sugarloaf Region Planning

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt

Livable Frederick Director

kgbrandt@frederickcountymd.gov

o: (301) 600-1144

c: (410) 598-9026

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Frederick County Government

<https://www.frederickcountymd.gov/>

From: Evan Lippincott <evan@lippincottarchitects.com>

Sent: Friday, September 17, 2021 3:38 PM

To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>

Subject: Maintain Transparency in Sugarloaf Region Planning

[EXTERNAL EMAIL]

Planning Commissioner ,

I have been closely following the Sugarloaf portion of the Livable Frederick Master Plan and I was very concerned about the inexplicable removal of 500 acres from the proposed area for protection on the western side of 270.

Now that the Planning Commission has returned to the common sense boundary of 270 for this zone, it is time to move forward with transparency to put strong protections into place for the irreplaceable resources within this planning area. The mountain, surrounding farms, forests and historic sites are acutely important to the entire region.

I join many others who are also watching this planning process with interest. Though I'm encouraged by this vote at the Planning Commission, it is only the first step. We expect our leaders to enact legacy protections for future generations and not bow to short sighted development interests in what we rightly call our "Treasured Landscapes".

I believe that the highest development of this treasured landscape is preservation. And I join many in watching this planning process with keen attention.

Evan Lippincott

evan@lippincottarchitects.com

9428 Garden Court

Potomac, MD., 20854

Dolan, Mary

From: Vicki Bazan <ponygirl844@gmail.com>
Sent: Sunday, September 12, 2021 4:37 PM
To: Nick Carrera
Cc: Council Members; Sugarloaf Area Plan; Gardner, Jan
Subject: Re: Note 4: The Appearance of Political Payback

[EXTERNAL EMAIL]

I am Vicki Bazan on Thurston Road I agree with everything Nick is saying

On Wed, Sep 1, 2021, 4:10 PM Nick Carrera <mjcarrera@comcast.net> wrote:

Dear County Council Members and Planners,

This note is, I hope, the last one dealing with appearances. Earlier notes looked at the appearance of favoritism, the appearance of a developer deal, and the appearance of secrecy -- both from the public and even among elected officials. This note deals with the appearance of political payback. It's perhaps the least unethical of these measures, but still potentially embarrassing and harmful.

What looks wrong about the Sugarloaf Plan Cutout? It appears to be political payback.

Blaine Young headed the previous County Commission government. His organization, "Blaine Young for Maryland," received seven contributions from the office of Thomas Natelli in 2013 and 2014. The total was \$20,600. There may have been additional contributions, but this is what appears on the Board of Elections web site. Blaine Young was a renowned supporter of development in Frederick County, so it's no wonder that he was in bed with Thomas Natelli. Or, to be more precise, in bed with the *office* of Thomas Natelli. That's because the recorded names of the contributors were entities like Fenwick Communities LLC, Brentwood Communities LLC, and Bayville Communities LLC. The address for them all -- every one -- was 506 Main Street, Gaithersburg MD. This is also the address for Natelli Communities. Blaine Young, if he checked the return address on the envelopes, would have known where the contributions came from.

That was then, when the county government loved Natelli and other developers. Our new Charter government, however, would be different. It would be principled, it would be open, it would answer to its citizenry and not to special interests. There would be measured, smart growth, of course; but there would be no favors to developers ... or so we thought.

In 2014 and 2018 the organization, "Jan Gardner for Frederick County," received six contributions from the same office of Thomas Natelli as that cited above, totaling \$16,000. The contributions are recorded as coming from organization names similar to those that contributed to Blaine Young; in fact some have the identical names. An additional contribution from Karen Natelli brought the total to \$22,000. Many might look at these figures, at Natelli's extensive Villages of Urbana, at the proposed Natelli Cutout in the Sugarloaf Plan, and ask -- "What's changed under the current county government?"

This could be an embarrassment for an individual, but an embarrassment also to the current county government. Both have done some very good things for the county, and should be appreciated and remembered for them. People are fickle though, and a little thing like this could overshadow those earlier accomplishments. That's the harm that sometimes comes from unflattering appearances.

The County Council can avoid such an unwelcome outcome. If the Council listens carefully to messages it is receiving from concerned citizens, it may agree that for many good reasons, the Natelli Cutout should not remain in the Sugarloaf Plan. The Council might then direct the Planners to go back and redraw the eastern boundary of the Sugarloaf Overlay, starting at the Montgomery County line, extending north along the I-270 roadway, all the way to the Monocacy River, thence downriver to Fingerboard Road. This would be the best outcome for the Council, for the County Executive, and for the county. And, need I add, the best plan for preserving the Sugarloaf Treasured Landscape.

As I requested before, please correct me where I'm wrong.

Bcc-ers: Please make your own views known to the Council. They need to hear from us all, and to hear all viewpoints, not just one person's views.

Nick Carrera, Thurston Road

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:46 PM
To: 'James Gunsallus'
Cc: Goodfellow, Tim
Subject: RE: Northern Border

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

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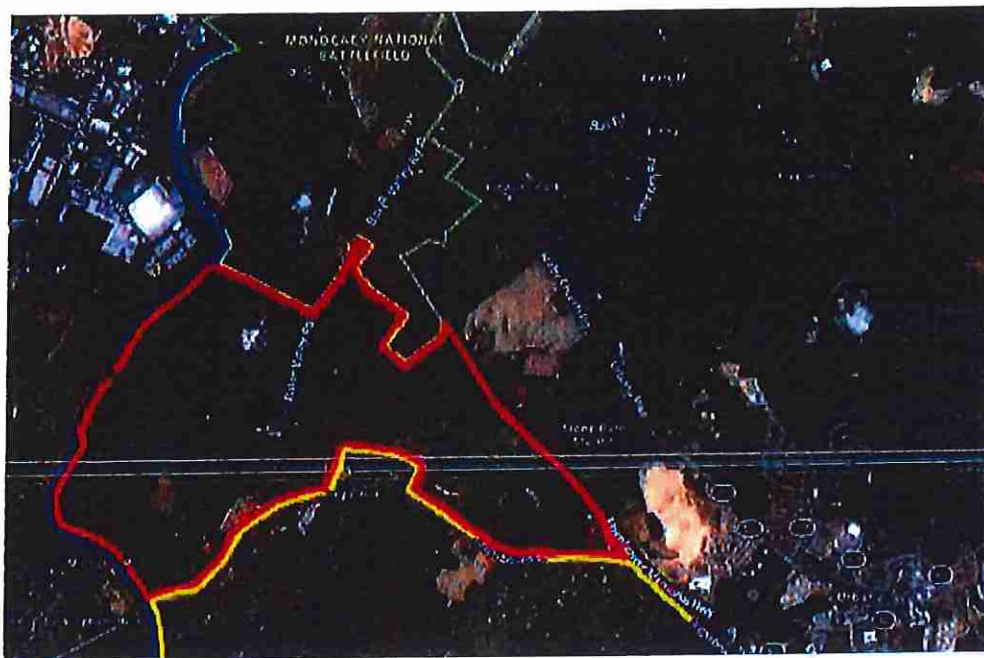
Division of Planning and Permitting
<https://www.frederickcountymd.gov/planning>
Frederick County Government
<https://www.frederickcountymd.gov/>

From: James Gunsallus <gunsalljm@comcast.net>
Sent: Wednesday, September 15, 2021 12:59 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Northern Border

[EXTERNAL EMAIL]

This is what many of us would like to see for the Northern Border of the Planning Area for Sugarloaf. Hold the Line at 270 and go around the Monocacy Battlefield at either its' Northern or Southern Border and along the Monocacy River.

The area in red below should be added to the Sugarloaf Planning Area Map.



- Interstate 270 ("Hold the Line")
- NW boundary: Sugarloaf Planning Area **AND** Sugarloaf Rural Heritage Overlay Zoning District
- Monocacy National Battlefield Park boundary
- Monocacy Scenic River
- Undeveloped forests, farms, hills and streams, bordered by the Monocacy River, the Monocacy National Battlefield Park, the Sugarloaf Planning Area (and the conservation focused overlay district) and Interstate 270.

Dolan, Mary

From: Planning Commission
Sent: Thursday, September 30, 2021 7:40 AM
To: les@leshenig.com
Cc: Brandt, Kimberly G.; Goodfellow, Tim
Subject: RE: Protect the Entire Sugarloaf Zone and Maintain Transparency

Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Carol Henig <les@leshenig.com>
Sent: Wednesday, September 29, 2021 6:39 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Protect the Entire Sugarloaf Zone and Maintain Transparency

[EXTERNAL EMAIL]

Planning Commissioner ,

The entire Sugarloaf region needs a strong plan for protection and I have been extremely concerned to see that a cut out of 500 acres has been allowed within the historic boundaries of the overlay zone in recent planning documents.

The common sense boundaries of the protection area must go all the way to 270 and north to include the Monocacy Battlefield.

Frederick County residents and the whole region expect our decision makers to make legacy conservation a priority, conferring resilience to our area by protecting these farms, and forests.

Residents also expect and demand that these plans are made in the sunlight - going forward this master planning process must maintain transparency to ensure public faith.

The resulting plan for an irreplaceable resource can be a model for other regions we are proud of, or a missed opportunity where short term gain for a few won over clear eyed long term planning. Please do right by the Sugarloaf region.

Carol Henig

les@leshenig.com

3926 Denfeld Ct

Kensington, Maryland 20895-1539

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:38 PM
To: 'eaweigand@gmail.com'
Cc: Goodfellow, Tim
Subject: RE: Protection for the Sugarloaf Mountain Region

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

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<http://www.frederickcountymd.gov/livablefrederick>
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(301) 600-1138



Division of Planning and Permitting
<https://www.frederickcountymd.gov/planning>
Frederick County Government
<https://www.frederickcountymd.gov/>

From: Elizabeth Weigand <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 9:44 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Protection for the Sugarloaf Mountain Region

[EXTERNAL EMAIL]

Planning Commissioner ,

Thank you Planning Commission and elected Officials for upholding the protection of the Sugarloaf Mountain surrounding region. Your action and courage to do what must be done is greatly respected, admired and appreciated by all and generations to come! The Sugarloaf Mountain Region is an irreplaceable asset to humankind.

Sincerely,
Elizabeth Weigand and Family

Elizabeth Weigand
eaweigand@gmail.com
PO Box 413
Barnesville, Maryland 20838

Dolan, Mary

From: Hagen, Kai
Sent: Saturday, September 18, 2021 3:59 PM
To: Nick Carrera; Goodfellow, Tim
Cc: Council Members; Planning Commission
Subject: Re: Questions re: unnumbered parcel, parcel 0002, Cutout map (1 of 2)

Hello, Nick,

Not responding to all of your email now. Just this:

"It may be that these questions are now moot, with the return to the March eastern boundary for the Sugarloaf Overlay."

No questions or anything else related to the concerns about the "cutout" are "now moot" just because the Frederick County Planning Commission returned the planning area line to I270 in that area.

While it was a very welcome step, it was done to make sure the public process and discussion about that area was on the table as the planning commission begins its process.

They did not correspondingly extend the conservation overlay district boundary to include that area, and they could even return to the line that had the cutout.

It's important for those who are concerned to continue to be engaged in the process.

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Saturday, September 18, 2021 1:30:30 PM
To: Goodfellow, Tim
Cc: Carrera, Nicholas; Council Members; Planning Commission
Subject: Re: Questions re: unnumbered parcel, parcel 0002, Cutout map (1 of 2)
[EXTERNAL EMAIL]

Tim,
Thank you for sending the three plats of the KRS/Marmet/Yalamanchili parcels. They are helpful, but there are still some loose ends.
The plat that was recorded in 2002 is indeed the unnumbered parcel on Tax Map 96 that lies just west of parcel 0045 (owned by Judy Rensberger at 3110 Thurston Road). You said the unnumbered parcel is now part of parcel 0002. That means that the tax map and the county's real property listing need to be corrected to reflect that change. The line on the tax map that separates the unnumbered parcel from parcel 0002 needs to be erased; and the area listed for parcel 0002 needs to be increased by the area of the unnumbered parcel, i.e., 209 acres

plus the 16 acres of the unnumbered parcel. Whom do I contact to have those corrections made so I can then get up-to-date maps and other data?

I'll note that some of this confusion could have been avoided, had the July 30 draft Sugarloaf Plan included a detailed map of the Cutout only, showing parcel numbers (I've asked repeatedly for such a map).

Finally, a question I've asked before: Why were those small parcels *west* of Thurston Road included in the Cutout? In particular, why was the unnumbered parcel included? While that parcel is small, it would have been a dagger pointing directly into the 209-acre parcel owned by KRS Enterprises, which holds that land on speculation. Surely you had to be aware of this risk to the Sugarloaf Overlay.

It may be that these questions are now moot, with the return to the March eastern boundary for the Sugarloaf Overlay. But the boundary question may be further considered. In any event, we should have the loose ends cleared up.

Thanks for your help.

Nick

On 9/17/2021 2:50 PM, Goodfellow, Tim wrote:

Hello Nick. Here are the plats of the property in question. I'll next send some mark-up maps that you requested. I believe these materials will answer your questions. I'm also sending these 5 maps to you via U.S. Postal Service, too
Tim

-----Original Message-----

From: Nick Carrera <mjcarrera@comcast.net>

Sent: Wednesday, September 15, 2021 7:48 AM

To: Goodfellow, Tim <TGoodfellow@FrederickCountyMD.gov>

Cc: Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Carrera, Nicholas <mjcarrera@comcast.net>

Subject: Questions re: unnumbered parcel, parcel 0002, Cutout map

[EXTERNAL EMAIL]

Tim,

I'm still waiting to hear what you learned about the unnumbered parcel that abuts parcel 0045 on Tax Map 96. The planning staff must know something about it for it to have been included in the Cutout. And again I'll ask, "Why are any parcels west of Thurston Road even included in the Cutout."

Do you have any idea why the SDAT Real Property Search system can give me no information on parcel 0002 that spills from Tax Map 96 to 105 and beyond? Is this large property considered part of the potential "Urbana limited growth area" west of I-270? If so, is that why the abutting properties west of Thurston Road were included in the Cutout?

Last week I thought you were going to send me a clear map of just the Cutout properties. I've not yet received it. I think the Planning Commission and the County Council should also have such a map; it would aid discussion.

Best wishes,

Nick

Dolan, Mary

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Saturday, September 18, 2021 1:31 PM
To: Goodfellow, Tim
Cc: Carrera, Nicholas; Council Members; Planning Commission
Subject: Re: Questions re: unnumbered parcel, parcel 0002, Cutout map (1 of 2)

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It may be that these questions are now moot, with the return to the March eastern boundary for the Sugarloaf Overlay. But the boundary question may be further considered. In any event, we should have the loose ends cleared up.

Thanks for your help.

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Sent: Wednesday, September 15, 2021 7:48 AM

To: Goodfellow, Tim <TGoodfellow@FrederickCountyMD.gov>

Cc: Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Carrera, Nicholas <mjcarrera@comcast.net>

Subject: Questions re: unnumbered parcel, parcel 0002, Cutout map

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Best wishes,

Nick

Dolan, Mary

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Saturday, September 18, 2021 4:06 PM
To: Hagen, Kai; Goodfellow, Tim
Cc: Council Members; Planning Commission
Subject: Re: Questions re: unnumbered parcel, parcel 0002, Cutout map (1 of 2)

[EXTERNAL EMAIL]

Understood.

On 9/18/2021 3:58 PM, Hagen, Kai wrote:

> Hello, Nick,

>

> Not responding to all of your email now. Just this:

>

> -----

>

> "It may be that these questions are now moot, with the return to the March eastern boundary for the Sugarloaf Overlay."

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> It's important for those who are concerned to continue to be engaged in the process.

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> From: Nick Carrera <mjcarrera@comcast.net>

> Sent: Saturday, September 18, 2021 1:30:30 PM

> To: Goodfellow, Tim

> Cc: Carrera, Nicholas; Council Members; Planning Commission

> Subject: Re: Questions re: unnumbered parcel, parcel 0002, Cutout map

> (1 of 2)

>

> [EXTERNAL EMAIL]

>

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 > Nick
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 > U.S. Postal Service, too Tim
 >
 > -----Original Message-----
 > From: Nick Carrera
 > <mjcarrera@comcast.net><mailto:mjcarrera@comcast.net>
 > Sent: Wednesday, September 15, 2021 7:48 AM
 > To: Goodfellow, Tim
 > <TGoodfellow@FrederickCountyMD.gov><mailto:TGoodfellow@FrederickCounty
 > MD.gov>
 > Cc: Planning Commission
 > <PlanningCommission@FrederickCountyMD.gov><mailto:PlanningCommission@F
 > rederickCountyMD.gov>; Council Members
 > <CouncilMembers@FrederickCountyMD.gov><mailto:CouncilMembers@Frederick
 > CountyMD.gov>; Carrera, Nicholas
 > <mjcarrera@comcast.net><mailto:mjcarrera@comcast.net>
 > Subject: Questions re: unnumbered parcel, parcel 0002, Cutout map
 >
 > [EXTERNAL EMAIL]

>

>

> Tim,

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> Last week I thought you were going to send me a clear map of just the Cutout properties. I've not yet received it. I think the Planning Commission and the County Council should also have such a map; it would aid discussion.

>

> Best wishes,

>

> Nick

>

>

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:44 PM
To: 'David Herman'; GJThuro@aol.com
Cc: Goodfellow, Tim
Subject: RE: Sugar Loaf Plan

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

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(301) 600-1138



Division of Planning and Permitting
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Frederick County Government
<https://www.frederickcountymd.gov/>

From: David Herman <blueisogrifo@gmail.com>
Sent: Wednesday, September 15, 2021 6:49 PM
To: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: GJThuro@aol.com
Subject: Fwd: Sugar Loaf Plan

[EXTERNAL EMAIL]

Please see the email below forwarded for Gary Thuro of Sugarloaf Estates in Frederick County MD:

----- Forwarded message -----

From: **Gary Thuro** <githuro@aol.com>

Date: Wed, Sep 15, 2021 at 3:48 PM

Subject: Sugar Loaf Plan

To: David Herman <blueisogrifo@gmail.com>

A plethora of words describing the preservation the Sugarloaf area's natural beauty that must be preserved for posterity, but then the ugly truth begins to show its shadow, that being we don't mean all of the property, There is a piece of 500 acres that we need to develop, and it just so happens that the majority of that piece belongs to an out of townner known as Natelli who by the way has destroyed the beauty of the Urbana Villages area with homes virtually on top of each other and streets so narrow that makes it difficult to pass when cars are parked on both sides of the street and schools are overflowing to the point that the taxpayers have to cough up the cash for more and more of them, while working folks who have to drive south in the AM and north in the PM experience the Parking Lot syndrome on I-270 for hours of their life every day

The reason given to us for this slice being omitted is it just doesn't align with the other elements of the proposal so says Tim Goodfellow; but he never states what those "other elements" are. He also stated that this piece is "ideal for development" because of its close proximity to the aforementioned "parking lot" known as I-270; yes that is just the perfect solution and with Natelli at the helm that slice of property based on what we've already experienced could easily contain 1000 homes, maybe more. Finally we are told that Natelli was too busy to comment on this subject!

So what happened to all those nice words about minimizing adverse impacts including visuality and not burdening and already over-burdened transport networking why have we heard nothing from our "leader" Jan Gardner; as stated by most top execs, "the buck stops here", and one has to wonder if that is true in this case. After all her past has left many with a bad taste especially when she signed the 5 contracts that committed this County to IMPORT and BURN on Rt 80 across from Westview and the Marriott Hotels Millions of pounds of trash that WHO states is the dirtiest form of electricity generation and DOE states it is the most expensive ...more so than Nuclear generation ...and her decision would have cost the Frederick taxpayers \$ 3 Billion over the incinerator's lifetime....and her buddy, Marschner lied to the public for years, and were it not for a handful of concerned citizens and several of our elected officials including Mike Hough and Alex Mooney it would have happened...and did we ever get an apology from her...NO!, but she made sure Marschner was taken care of as he now collects two paychecks from the citizens he lied to.

I and others believe that once again GREED has raised its ugly head and I ask you NOT to approve this recommendation for more development adjacent to Sugar Loaf!

Sincerely

Gary Thuro

Frederick

Dolan, Mary

From: Jean Rosolino <jeanrosolino@gmail.com>
Sent: Tuesday, September 14, 2021 8:04 PM
To: Planning Commission
Subject: Re: Sugarloaf Plan

[EXTERNAL EMAIL]

I am a resident of Flint Hill.
I understand the County's original Sugarloaf plan is to preserve land in the Sugarloaf, Hope Hill, and the Monocacy
Battlefield area west of 270.
KEEP IT THAT WAY!
Do not let developers bend your ear or grease your palms.
PRESERVE THE AREA. Maintain our natural and historical areas and keep the building to the side of 270 originally
proposed/zoned that way.

Jean Rosolino
3406 Flint Hill Rd
Adamstown
JeanRosolino@gmail.com

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:43 PM
To: 'David Herman'
Cc: Goodfellow, Tim
Subject: RE: Sugarloaf Treasured Landscape Management Plan & Sugarloaf Rural Heritage Overlay Zoning District Changes

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt

Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

Livable Frederick Planning and Design Office

<http://www.frederickcountymd.gov/livablefrederick>
30 North Market Street
Frederick, MD 21701
(301) 600-1138



Division of Planning and Permitting
<https://www.frederickcountymd.gov/planning>
Frederick County Government
<https://www.frederickcountymd.gov/>

From: David Herman <grifound@gmail.com>
Sent: Wednesday, September 15, 2021 8:27 PM
To: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Sugarloaf Treasured Landscape Management Plan & Sugarloaf Rural Heritage Overlay Zoning District Changes

[EXTERNAL EMAIL]

Mrs Gardner, The Planning Commision, and Council Members,

It has come to my attention Frederick County is considering making a modification to the Sugarloaf Treasured Landscape Management Plan, and the Sugarloaf Rural Heritage Overlay Zoning District. The change to these plans would allow approximately 500 acres on the Western side of I-270 to be removed from the current Rural Heritage conservation designation. Supporters of this change include the developer that owns the 500 acres, Natelli Inc., and apparently a few members of the county council including the Frederick County Executive, Jan Gardner.

As a resident of Frederick county for 22 years, I have watched developers bring congestion and traffic to our county with endless development. The one saving grace of the development that has occurred is that it has been limited to one side of I-270 which helps to maintain some of the rural beauty in the southern end of the county while still allowing for development. Of course now that most of the large tracts of land in the south of the county have been developed or soon will be, Natalli is becoming greedy and feels the need to sneak into the protected areas on the west side of I-270. Apparently some members of the county council are also thinking that the development near Sugarloaf Mountain benefits them too. I have to ask the question why? Frederick County has no need to add more congestion, housing, warehouse space, more restaurants (McDonalds etc) in the southern end of the county. Most importantly in this case, Frederick County has no need for any of these things in the beautiful 500 acres of woods and preserved area that backs up to Sugarloaf Mountain.

Shame on the developer and owner of the land, Natelli, for trying to quietly slip this past us and for his insatiable greed and selfish motivations. Shame on any council member that supports changing the rural heritage designation that will allow the destruction of the natural beauty of this preserved area for the financial benefit of the developer. Supporting this change shows clearly you are in the developers pockets and not working for county residents' best interests.

Anyone with common sense will see this attempt to change the protected status of this area for exactly what it is, a greedy developer and complicit board members if they support the destruction of this area of Frederick County.

Please do not let this change to the designation of this land occur.

Sincerely,

David Herman

Dolan, Mary

From: Planning Commission
Sent: Monday, October 4, 2021 7:36 AM
To: Bev Stalker
Cc: Brandt, Kimberly G.; Goodfellow, Tim
Subject: RE: Sugarloaf Treasured Landscape Management Plan

Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Bev Stalker <bstalk59@gmail.com>
Sent: Friday, October 1, 2021 5:17 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

We recently moved to the area included in the Sugarloaf Treasured Landscape Management Plan. Much of the appeal for us when we moved was the beautiful rolling landscape.

It appears we are coming into this discussion mid-stream but here is my takeaway.

There is a Sugarloaf Large Area Plan (aka: The Sugarloaf Treasured Landscape Management Plan) that has Conservation/Preservation Designation areas that goes from the Montgomery County line to Park Mill and 270 to Rt 28 I might have the boundaries off a bit.

There is a 500 acre tract of land west of 270 on Rt 80 that has recently been under consideration to be removed from the original Conservation/Preservation Designation.

I have not heard what is being proposed to be put in that area that warrants this change. This is a large piece of property. Depending on what is being proposed this could have a huge impact on the surrounding community.

I know the property belongs to Mr. Natelli, the developer of Urbana. I am having trouble thinking of anything a developer would be proposing that would align with, what I understood to be, the mission behind the Sugarloaf Treasured Landscape Management Plan.

Can you tell me:

1. What is being proposed?
2. How does it align with Conservation/Preservation of the Sugarloaf Treasured Landscape?
3. How is what is being proposed significant enough to allow one person to make this type of change?

Thank you,
Beverly Stalker
2789 Lynn Street
Frederick, MD 21704

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:45 PM
To: 'Kristen Morrison'
Cc: Goodfellow, Tim
Subject: RE: Sugarloaf Treasured Landscape Plan

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

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<https://www.frederickcountymd.gov/planning>
Frederick County Government
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From: Kristen Morrison <klmkmor@gmail.com>
Sent: Wednesday, September 15, 2021 2:19 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Sugarloaf Treasured Landscape Plan

[EXTERNAL EMAIL]

My name is Kristen Morrison and I live at 1820 Mt Ephraim Road
Adamstown, MD 21710

My thanks to the Planning Commission and to everyone who has participated in the drafting of the Sugarloaf Treasured Landscape Plan. Sugarloaf Mountain is and always has been an integral part of my life. I can't imagine having more urban sprawl and what that degradation would do to our farm lands, the view shed, our pristine water ways and the fragile ecosystem that this unfettered growth would bring to our beloved mountain area. So much has already been lost and I sincerely ask the Planning Board to please keep these environments and the surrounding areas up to Monocacy Battlefield protected by placing a permanent protective boundary line at 270 from the Monocacy Battlefield to the Montgomery County Line. Hold the Line!

Kristen Morrison
1820 Mt Ephraim Road
Adamstown, MD 21710

Dolan, Mary

From: Gardner, Jan
Sent: Wednesday, September 15, 2021 8:08 AM
To: McKay, Steve; Timothy Pabon; Planning Commission; Council Members
Subject: Re: Too much development

I concur with Councilman McKay's comments. During the time period between 2012 and 2014, the last Board of Commissioners approved over 20,000 new housing units and signed 14 contracts with the developers to lock these approvals in place for 20 to 30 years. Some of these new developments have not yet begun construction.

Since that time we have strengthened our policies and laws surrounding development including our adequate public facilities ordinance.

We are actively working to build schools, libraries, and make road improvements to accommodate additional students and traffic and requiring developers to contribute more.
Thank you for sharing your concerns.

Jan Gardner

Jan H. Gardner
Frederick County Executive

From: McKay, Steve <SMcKay@FrederickCountyMD.gov>
Sent: Tuesday, September 14, 2021 10:14:42 PM
To: Timothy Pabon <timapabon@icloud.com>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>
Subject: RE: Too much development
Hello Mr. Pabon

I wanted to respond to you, if for no other reason than to make sure you know what is coming. Frederick County went through a period of time between 2010 and 2014 where we had a very development friendly county government. Dozens of developments were approved, mostly down in our area of the County (I'm from Monrovia). These developments were then locked up under contracts between the developer and the county called Development Rights and Responsibility Agreements (DRRAs). Many of us, myself included, argued and fought against these developments. With the exception of turning back the Monrovia Town Center, these fights were lost.

I could say much more about this history. What I really want to say is that when you see continued development and building around you, those communities were approved back between 2012-2014. They're still coming and there's very little we can do about it. You might think this sounds like a cop-out but it's history and it's law. Since 2014, there have only been two major developments approved in the County - the age-restricted development in Urbana south on 355, and a more recent age-restricted development near Lake Linganore (which I voted against). That's it.

This Council has strengthened our review standards for new development proposals and we're not done yet - at least I know I'm not. We've passed the Livable Frederick Master Plan creating a strong vision for responsible growth. We've passed legislation preserving our forest resources. There's more.

Lastly, this Council and this Administration have taken large steps to accelerate our protection of our farmland. One of the surest ways to keep our farmland from turning into homes, is to encourage and incentivize our farmers to stay on the land. We've done that by increasing funding for agricultural preservation.

I hear you about wanting to preserve what is special about Frederick County and I know that we're working toward that end. Unfortunately, we'll still be dealing with the after effects of a bad time in our County where the leadership didn't share these goals.

Regards, Steve McKay

-----Original Message-----

From: Timothy Pabon <timapabon@icloud.com>

Sent: Tuesday, September 14, 2021 9:39 PM

To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>

Subject: Too much development

[EXTERNAL EMAIL]

To Whom It May Concern,

I am writing to request that we place stronger limits on development before we lose what is unique and green about Frederick County.

Do we really want to look like Clarksburg? Gaithersburg?

Keeping green pastures intact is part of what makes the quality of living here relatively high.

Please reconsider your plans; I had enough asphalt and crowded living in DC.

Sincerely,
Tim Pabon
Urbana Resident

Sent from my iPhone

Dolan, Mary

From: McKay, Steve
Sent: Tuesday, September 14, 2021 10:15 PM
To: Timothy Pabon; Planning Commission; Council Members; Gardner, Jan
Subject: RE: Too much development

Hello Mr. Pabon

I wanted to respond to you, if for no other reason than to make sure you know what is coming. Frederick County went through a period of time between 2010 and 2014 where we had a very development friendly county government. Dozens of developments were approved, mostly down in our area of the County (I'm from Monrovia). These developments were then locked up under contracts between the developer and the county called Development Rights and Responsibility Agreements (DRRAs). Many of us, myself included, argued and fought against these developments. With the exception of turning back the Monrovia Town Center, these fights were lost.

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Regards, Steve McKay

-----Original Message-----

From: Timothy Pabon <timapabon@icloud.com>
Sent: Tuesday, September 14, 2021 9:39 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>
Subject: Too much development

[EXTERNAL EMAIL]

To Whom It May Concern,

I am writing to request that we place stronger limits on development before we lose what is unique and green about Frederick County.

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Keeping green pastures intact is part of what makes the quality of living here relatively high.

Please reconsider your plans; I had enough asphalt and crowded living in DC.

Sincerely,
Tim Pabon
Urbana Resident

Sent from my iPhone

Dolan, Mary

From: Planning Commission
Sent: Friday, September 17, 2021 3:39 PM
To: 'Nick Carrera'
Cc: Goodfellow, Tim
Subject: RE: Yesterday's meeting on the Sugarloaf Plan

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

Livable Frederick Planning and Design Office <http://www.frederickcountymd.gov/livablefrederick>
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Division of Planning and Permitting
<https://www.frederickcountymd.gov/planning>
Frederick County Government
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-----Original Message-----

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Thursday, September 16, 2021 8:24 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Yesterday's meeting on the Sugarloaf Plan

[EXTERNAL EMAIL]

Yesterday's meeting, I think, was an excellent start in your examination of the draft Sugarloaf Plan. The issue of the Cutout has, for many of us in the Sugarloaf area, drawn all the attention away from other parts of the Plan, which generally appear to be very good. Restoring the eastern boundary to its status before the curtain was drawn was an artful and practical move. It side-steps troubling questions relating to why the Cutout was made and at whose direction; and it allows your interest and the public's interest to be directed to the other aspects of the Plan. In your further consideration, as you have specifically allowed, that and other parts of the boundary will still be discussed, but the discussion will be public, so the case for making or not making changes will have to be openly argued.

In discussion of whether to return to the March boundary or to the boundary in the LFMP, those of us watching from home were unable to appreciate the practical difference. I had a copy of the Sugarloaf Plan with me, so I could see that map, but I didn't have the map from the LFMP. Perhaps maps or other materials that we watchers from home don't have could be projected onto a screen so we could follow the discussion better.

I look forward to your subsequent consideration of the Sugarloaf Plan.

I live on Thurston Road at the intersection of Peters Road. In one direction, I'm about a quarter-mile from the lower corner of the Cutout; in another direction, I'm within sight of Sugarloaf Mountain. According to the Appendix, I live in a "historic resource," so I have a keen interest in having a good Sugarloaf Plan.

Good luck in your proceedings.

Nick Carrera

Dolan, Mary

From: James Coulombe <duetto14@gmail.com>
Sent: Tuesday, September 7, 2021 2:15 PM
To: Council Members; Sugarloaf Area Plan; Gardner, Jan
Cc: jhogan@newspost.com; Goodfellow, Tim
Subject: Sugarloaf

[EXTERNAL EMAIL]

Frederick County Council Members,

I was distressed to see that the ironically named "Sugarloaf Treasured Landscape Management Plan" draft of 7/23 fails to take into account prior County long-term planning efforts and mysteriously excludes a section west of I270 in the planning. There is no explanation offered for this exclusion and the plan itself offers the troubling notion that development should not be limited even within the planning area.

"As improvements to the transportation function of I-270 are completed in future years, the County cannot afford to summarily dispense with limited growth opportunities on the western side of the highway right-of-way in the vicinity of the MD 80 interchange. These future public and private investments in our mobility may encourage the placement of multi-modal transit centers, compact transit-oriented villages, or growth of Urbana's existing biological and information technology hub along the I-270 corridor."

Indeed, the County has not excluded development West of I270 even when in blatant contradiction of long standing planning efforts as most recently seen with the Ramsburg Estates development. Unfortunately nothing in the Frederick County planning process allows for adequate consideration of issues concerning transportation and traffic, power utilization, excessive ambient light pollution, or groundwater utilization.

Given the generally poor record of the County government in following established planning efforts and the mysteriously excluded section from this latest draft plan for the Sugarloaf area it seems likely that there is development already planned for this area and the only "treasured" aspect of the area is the potential profit of prominent land speculators who have already had an undeserved, secretive, and corrupting influence on the exclusion of this cutout area from the planning process.

Respectfully,
James Coulombe, Ph.D.
2770 Lynn Street
Frederick Md 21704

The Treasured Sugarloaf Area Plan giveth and the Treasured Sugarloaf Area Plan taketh away.

The purpose of the “Treasured Sugarloaf Area Plan” is to preserve this unique and precious area for posterity valued notably for: its scenic beauty; its rich history; its environmental and agricultural importance. The Treasured Sugarloaf Area Plan abuts the Montgomery County Agricultural Preserve, connected by Thurston Road, which gives access to 270 on both its northern and southern ends. It extends on the west side of 270 to encompass historic Hope Hill and historic farms adjoining the Monocacy Battlefield to the Monocacy River, protecting vital resources as well as our history.

Montgomery County has already designated the southern end of area between 270, the Frederick County border and Sugarloaf Mountain a protected Agricultural Preserve. This ensures the conservation and preservation of the area’s precious eco-systems of forests and creeks, its vital agricultural uses and honors the area’s popularity with hikers, horseback riders, and bicyclists. The Frederick County’s Sugarloaf Area Plan appears intended to do the same by offering grants to landowners to buy their development rights, thereby making sure the area will continue to attract nature lovers and benefit the clean air and water the whole earth needs for life on this planet.

The plan also designated three more roads Scenic Rural – roads that require slow travel, that allow sharing with bicycles, hikers, and horses. All three roads, Dixon, Slate Quarry, and Dr. Perry Road come directly off of Thurston Road, which invites the question, why not designate Thurston Road scenic as well? It’s a lovely, hilly, sometimes treacherous road that already narrows into a simple blacktop once it reaches Montgomery County.

The plan also respects the important history of the area, most notably Bloomsbury, Roger Johnson’s historic home, farm and foundry; historic Hope Hill, the rural enclave of African American families known for its historic Black schoolhouse, church and cemetery; and the historic farms on the west side of the Monocacy Battlefield, famous for the Lost Orders and the Battle the Saved Washington.

All of these areas lie west of I-270 – the bright line divider between commercial and agricultural zoning in the southern part of the county. This bright line has protected their tranquility, historic importance and environmental contribution of clean air and water from the rampant development to the east. Traveling up 270 from the south, visitors leave the sprawl of Montgomery County and enjoy a lovely, wooded transition from suburban Washington to “real” Maryland. The exchange at Barnesville signals they have left the city. Upon entering Frederick County, rolling hills, fields, and distant forests greet the eye. The first exit off the highway, Urbana/Buckeystown, exemplifies the character of our county – the balance of growth and preservation. To the east, gas stations and strip malls for easy interstate access and condensed housing for the commuter community. But to the west, the natural historic agricultural nature of the county has been preserved. This is a model of balance to reassure and welcome those who seek the quiet charm, natural beauty, and history that Frederick County has come to symbolize.

There has been talk of a new interstate exchange at Park Mills, no doubt another Natelli plan for more high-density housing and ubiquitous mini malls. Does Frederick County really think we need more Subway Sandwich shops at the expense of destroying our environment and the historic integrity of this precious area that includes Hope Hill and the Monocacy Battlefield?

Natelli's plans for more high-density housing from 355 to Fingerboard Road destroy what makes this county unique, historically relevant, and perennially of interest to tourists and day trippers. It will tax the roads and the entire infrastructure, undermine the scenic and rural nature of the area, and completely obscure the historic impact of Hope Hill and the Monocacy Battlefields – already designated Historical Landmarks. The development of any sort will bring lots of road "improvements" inviting more traffic and accidents. More insidiously, it will invite others to develop their land or purchase land on speculation – rumors are already flying about 8 million being offered for a parcel of less than 50 acres (as opposed to the thousands in grants that might be awarded for development rights) and at least one farm as already been purchased, within the area still designated "treasured" by someone hoping to change the agricultural zoning and develop his parcel. Perhaps revisiting the rezoning headache in Monrovia will remind the Council this is not a battle to be invited in any way shape or form.

Allowing these changes undermines the entire plan. Roads will be widened; the scenic designations will be rendered meaningless. Historic areas will be encroached upon by development in an act of complete and utter disrespect for their context and sanctity. The agricultural and environmental protections will be totally lost. Once this can of worms is opened, there will be no stopping and no turning back. This is one of three "treasured" areas, the 500 acres must be preserved. Surely the county has 500 acres elsewhere that can support more housing and datacenters – acres that have already been developed and lie unused, along the Golden Mile for example. "Treasured" areas must be guarded like true treasures. Frederick County needs to hold the line and maintain its dignity and integrity by doing the right thing. 270 is an historic and necessary bright line divider between commercial and agricultural conservation. DO THE RIGHT THING -- HOLD THAT LINE.

Alexandra Carrera
Thurston Road
Frederick County, MD

Dolan, Mary

From: Kurt Brunken <kdbaerialworks@gmail.com>
Sent: Wednesday, September 8, 2021 10:42 AM
To: Sugarloaf Area Plan; Council Members
Subject: Sugarloaf Mountain and the Monocacy National Battlefield Park

[EXTERNAL EMAIL]

I agree with the idea of extending the eastern boundary of the Sugarloaf Plan to the Monocacy River. This is a simple change and can protect two very important areas of the county.

These areas are some of the best green spaces in the lower Frederick County area and we should preserve them. Given the need for outdoor open spaces in an increasingly fast-paced state, these areas improve the lives of all.

Please consider this plan,

VR,

Kurt Brunken

Dolan, Mary

From: Ingrid Rosencrantz <catoctinck@gmail.com>
Sent: Tuesday, September 14, 2021 5:53 PM
To: Planning Commission
Subject: Sugarloaf Plan comments
Attachments: planning comission comments .pdf

[EXTERNAL EMAIL]

We are writing to ask you to change the boundary on the draft Sugarloaf Treasured Landscape Management Plan to protect the rural character of property west of I-270.

Overall, the plan is a step forward towards the long-term protection of rural landscape, forests, scenic farms and headwater streams anchored by Sugarloaf Mountain. However, the eastern boundary as currently drawn leaves the most vulnerable property open to development. (See attached map.) Why is the Plan leaving the most vulnerable land west of I-270 open to development when the Plan's intent is preservation?

The Plan seeks to maintain rural character and scenic attributes. I-270 has long been understood to be the boundary between rural property to the west and development to the east. The boundary as currently drawn in the Plan, which was decided without citizen input, carves out hundreds of acres of developer-owned land from what would otherwise be protected area (see yellow dotted lines on map). Development preparations already have begun on the Thurston Road carve-out. Property owners adjacent to the developer's land are receiving purchase inquiries. Price-per-acre is rising. This describes suburban sprawl overtaking the scenic rural communities in the Sugarloaf Treasured Landscape.

- o **Hope Hill**, a traditionally African-American community that's been in existence for at least 150 years, is adjacent to Rt. 80. Development west of I-270 will forever change the character of the Hope Hill neighborhood and add its name to the long, sad list of Black communities overrun by governments and corporations.
- o **The Monocacy National Battlefield** currently is separated from developer-owned land by only one other property. If development is allowed west of I-270, the Battlefield's essential character as a national historic site is severely diminished, because the scenic attributes – the “view shed” – will be suburban sprawl rather than the rolling, rural hills the Plan intends to preserve.

The Plan seeks to protect environmental resources. The currently drawn boundary carves out two developer-owned parcels west of I-270 (one at Thurston Road and one at Park Mills Road) that are at high elevations, and it aims them for development rather than for protection. This land is at the headwaters of two streams feeding into the Sugarloaf Management area. Contaminants associated with development such as heavy metals from vehicle traffic, sediments and discharge from whatever infrastructure is built will impact the quality of the streams as they flow into the protected area.

The Plan seeks to enhance landscape quality. According to the Sugarloaf Treasured Landscape Management Plan, “Roadways act as thresholds or entryways to specific areas, places, or even regions.... The roads in the Sugarloaf Area have significant visual elements, such as majestic roadside trees, wooded landscapes, bucolic fields, historic buildings and structures, interesting topographic gradients, and other natural features. These scenic and cultural resources are part of the area's heritage and should be retained.”

The language above describes the entire area west of I-270, but the currently drawn boundary will result in the exact opposite of the description above. It's a ticket to 'pave paradise and put up a parking lot' in place of majestic roadside trees, wooded landscapes and bucolic fields.

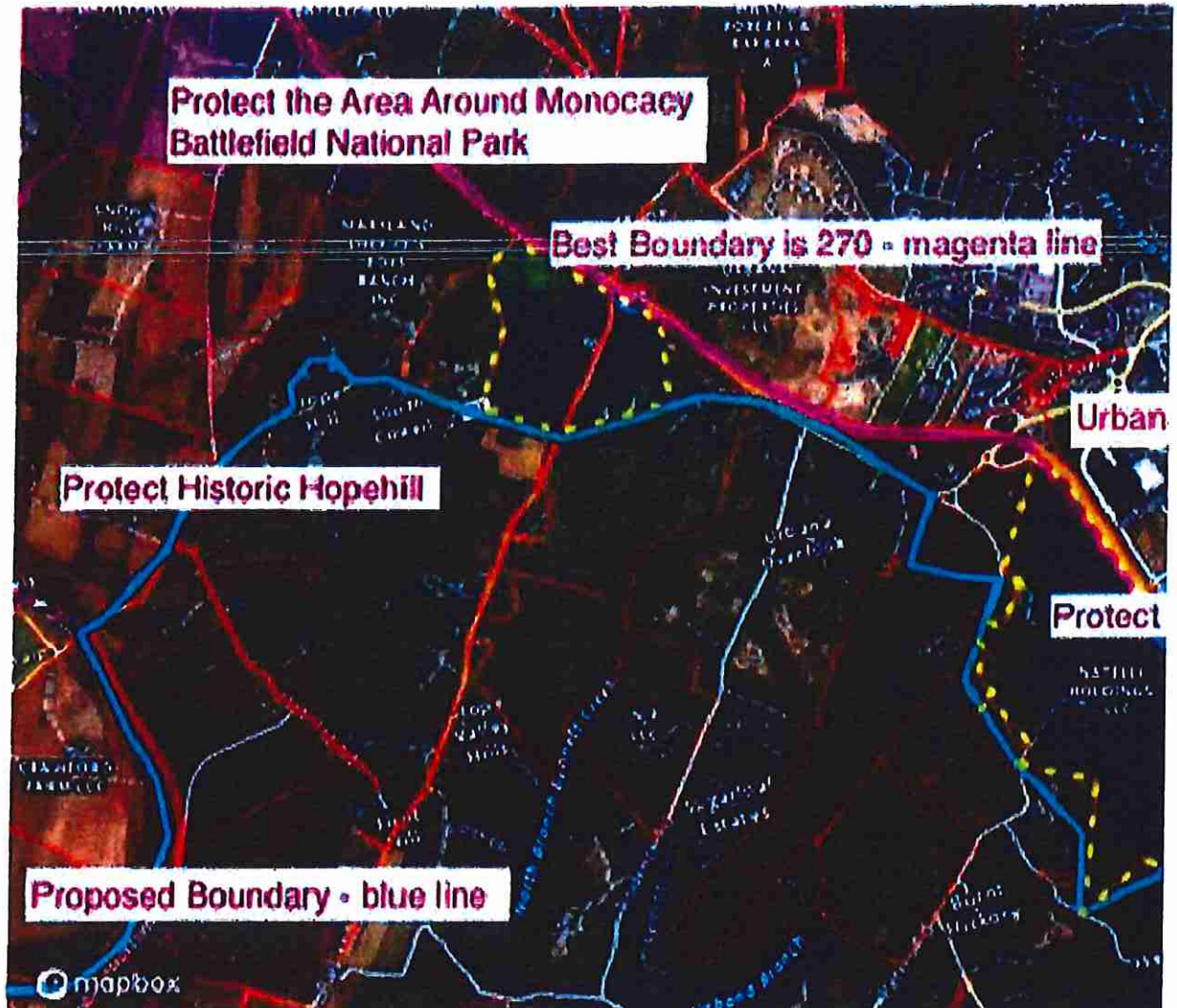
If preservation is actually the goal of the plan, and if the Sugarloaf Plan is to be at all effective, the boundary has to be I-270. If this well-established natural boundary is crossed, there will be a race to the bottom. Not only will the carve-outs be developed, rural neighbors will opt to appeal current zoning, cash out and move rather than tolerate overpowering growth and density. This has been the history of suburban sprawl against which the Plan purports to protect. Please hold the line at I-270.

Ingrid Rosencrantz, Sugarloaf Citizen's Advisory Committee, and

Susan Trainor, resident

Fingerboard Road

Hold The Line On Development - Make 270 th Sugarloaf Treasured Landscape Management



Dolan, Mary

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Tuesday, September 14, 2021 3:28 PM
To: Planning Commission
Cc: Carrera, Nicholas
Subject: Sugarloaf Plan Overlay -- Along I-270 all the way to the Monocacy River

[EXTERNAL EMAIL]

For the Planning Commissioners, from Nick Carrera, Thurston Road, Urbana

My recent letter to the editor tells briefly why the eastern boundary of the Sugarloaf Plan Overlay should be along I-270 all the way (no Natelli Cutout) up to the Monocacy River.

Following is the text of my letter published September 8 in the Frederick News-Post:

Frederick's Chance for a Two-fer

Two attractions in southern Frederick County are especially popular in the Washington metropolitan area -- Sugarloaf Mountain and the Monocacy National Battlefield Park. Visitors enjoy them and often linger here for dining or other activities. So besides being a source of pride, these two attractions are a boost to the county's economy. A misstep by county planners has put both these attractions at risk.

In the draft plan for preserving the treasured landscape of Sugarloaf Mountain, planners unaccountably removed from the protection of the plan a 490-acre Cutout in its eastern boundary. A single developer owns 380 acres of the Cutout, or over 77%. Development there would break the long-standing respect for I-270 as separator of intense development to the east from the rural landscape to the west. Once this happens, others will press for equal treatment, and pockets of development can be expected to spread west toward Sugarloaf Mountain, just the situation the Sugarloaf Plan was supposed to avoid.

For the Monocacy National Battlefield Park, nearby development would degrade the experience that Park visitors expect. In its rural setting, one can gain a feel for the fierce struggle and brave actions of soldiers in the aptly-named "battle that saved Washington." Development of nearby properties would make it impossible to picture the conflict and to feel the heroism and sacrifice of those soldiers.

A simple change in the eastern boundary of the Sugarloaf Plan can avoid harm to Sugarloaf Mountain and to the Monocacy National Battlefield Park. Running the eastern boundary of the Sugarloaf Plan along I-270 from the county line to the Monocacy River will accomplish this -- a simple change that will be a "two-fer," not just the county, but for the whole Washington metropolitan area.

County planners and the County Council are eager to hear views on this issue. Contact links are:

sugarloafareaplan@frederickcountymd.gov and councilmembers@frederickcountymd.gov.

Dolan, Mary

From: Carol Waldmann <c.waldmann@comcast.net>
Sent: Tuesday, September 7, 2021 6:52 PM
To: Council Members; Sugarloaf Area Plan
Subject: Sugarloaf Treasured Landscape

[EXTERNAL EMAIL]

9/7/2021

Dear Councilmen and Planning Commission,

I am resident of district 1 writing in opposition to the omission of the parcel of land west of 270 from the Sugarloaf Treasured Landscape management plan. I feel that there has been a long-standing precedent that land west of 270 would be maintained as agricultural or conservation. The whole vision of the Treasured Landscape concept as part of the larger Livable Frederick Master Plan is the preservation of the identity, beauty and environmental value of special places in Frederick County. The initially proposed land demarcated is in continuity with the agricultural preserve of Montgomery County. The parcel that was gouged out the final plan, to the shock of participants in the planning meetings, is a gross affront to the vision of treasured landscapes in Frederick County. There are streams on this portion of land. Development of this land would interfere with sight lines from East of and on 270 as well as disrupting the sought-after beauty of the area surrounding Sugarloaf. This portion of land allows the bucolic vision that is at the heart of the entire Livable Frederick Plan. If this portion is omitted from the protection from development it will upend the balance of preservation and development that is the goal of the policy. The Urbana-Buckeystown exchange is the first exit in Frederick. It is the gateway to the county and key to maintaining the scenic and rural identity of the County.

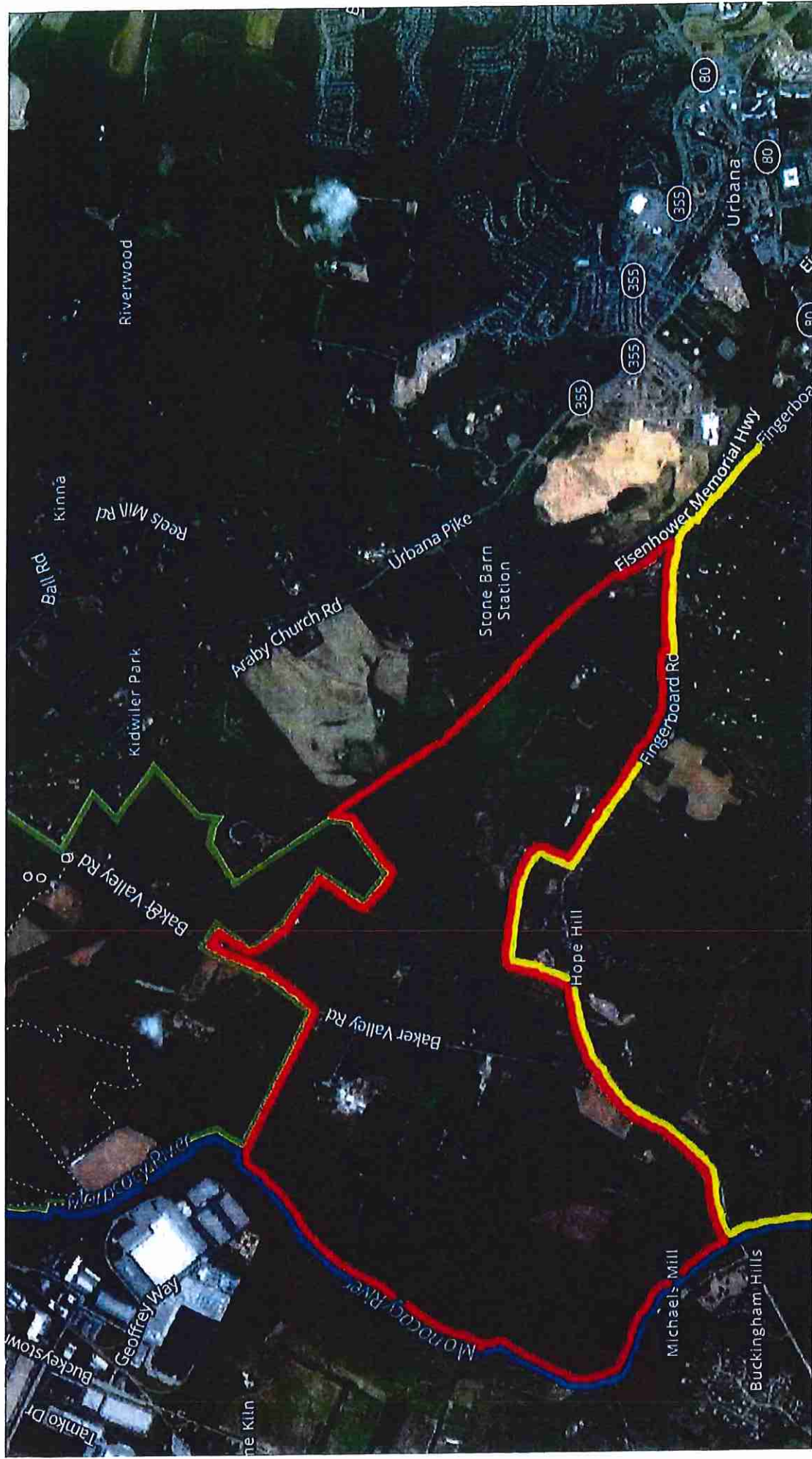
It is very clear that the changes from the announced plan from July 2021 that exclude the parcel of land next to 270 are influenced by the wealth and power of Tom Natelli. The land if preserved clearly adds to the scenic and rural wealth of the Treasured Landscape initiative. Your constituents are watching and will know that you are not protecting this land from if you do not restore the original boundary. I have heard comments like "this would still need zoning changes before development would be allowed". I say you must say "the buck stops here". You have the opportunity to save this treasured landscape. Once it is developed there is no going back. The scenic rural landscape, the wildlife and water and other natural resources that extend in to the omitted parcel will be gone forever. Please vote to re-include Natelli's land in the boundary of protected land surrounding Sugarloaf. Don't bow to his pressure. In the recent virtual meeting Natelli complained that he bought the land long ago, when he bought the land he knew it was zoned agricultural and he is owed no favors for land speculation.

Please vote to reinstate the portion of land West of rt 270 that was unceremoniously removed from protection in the planning committee's proposal to the Sugarloaf land preservation area.

Thank you for your consideration,

Carol Waldmann MD

cw@alum.mit.edu



● Interstate 270 ("Hold the Line")

● NW boundary: Sugarloaf Planning Area **AND** Sugarloaf Rural Heritage Overlay Zoning District

● Monocacy National Battlefield Park boundary

● Monocacy Scenic River

● Undeveloped forests, farms, hills and streams, bordered by the Monocacy River, the Monocacy

Dolan, Mary

From: Nancy Izant <nizant@toast.net>
Sent: Tuesday, September 7, 2021 2:26 PM
To: Council Members
Cc: Gardner, Jan; jhogan@newspost.com; Goodfellow, Tim
Subject: The Sugarloaf Plan

[EXTERNAL EMAIL]

Dear Frederick County Council,

I am writing in regard to the Sugarloaf Preservation Plan, as a resident of the area in question.

I have numerous concerns about the area along I270 which has been designated 'exempt' from the major tenets of the overall plan: nature conservancy, biodiversity, rural landscape and character, low density housing and protection of small family farms.

Here are some of my questions:

- ~ Why the last minute change to the plan and who added this 'cut-out' to the plan?
- ~ Why would the developer purchase this property, knowing that the Preservation Plan was going into effect?
- ~ Was he expecting special treatment? (He certainly seems to have gotten it, thus far, to have his property proposed as exempt from the larger plan.)
- ~ What is his intended plan for the property and why hasn't this been disclosed to the public?
- ~ What infrastructure would be needed for this property and how would that affect the rest of the area?

For a planning process that initially seems to have wanted to include input from residents of the Sugarloaf area, it has taken an ominous turn. It certainly appears that big developer money and perceived political power are continuing their 'bulldozer' push.

It is a safe bet that once something like this exemption 'cut-out' gets a toe-hold, it will be the beginning of the end of what started out to be a thoughtful conservation plan. Someone (perhaps the same developer?) will purchase adjoining property and say "My proposal for this property is in keeping with the nature of the property next to it." And on, and on.

By purchasing the property along I270 in the Sugarloaf Conservation area, this developer is engaging in pure real estate speculation. (gambling) This county owes him nothing. He knew what the zoning was on the property when he purchased it. Please, eliminate the 'cut-out' from the plan and remove the conservation exemption from his property. Don't let a well intended plan for a beautiful area be upended by this developer. Draw the line at I270 and stick to it.

Thank you for your consideration.

Sincerely,

Nancy Izant
2770 Lynn St
Frederick, MD 21704

Dolan, Mary

From: Timothy Pabon <timapabon@icloud.com>
Sent: Tuesday, September 14, 2021 9:39 PM
To: Planning Commission; Council Members; Gardner, Jan
Subject: Too much development

[EXTERNAL EMAIL]

To Whom It May Concern,

I am writing to request that we place stronger limits on development before we lose what is unique and green about Frederick County.

Do we really want to look like Clarksburg? Gaithersburg?

Keeping green pastures intact is part of what makes the quality of living here relatively high.

Please reconsider your plans; I had enough asphalt and crowded living in DC.

Sincerely,
Tim Pabon
Urbana Resident

Sent from my iPhone

Goodfellow, Tim

From: Planning Commission
Sent: Thursday, October 7, 2021 10:58 AM
To: Nick Carrera
Cc: Goodfellow, Tim
Subject: RE: Suggestion for map colors

Good morning!

Thank you for taking the time to express your thoughts of the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

-----Original Message-----

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Wednesday, October 6, 2021 8:42 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Sugarloaf Area Plan <SugarloafAreaPlan@FrederickCountyMD.gov>
Cc: Carrera, Nicholas <mjcarrera@comcast.net>
Subject: Suggestion for map colors

[EXTERNAL EMAIL]

Commissioners and county staff members,

I'm having difficulty distinguishing color codes on maps in the Sugarloaf Plan, and I suggest making them more distinctive and easy to interpret. I'm referring to a hard copy of the Sugarloaf Plan that I received through the courtesy of the planning office; I presume the on-line maps would be about the same in their coloration.. I can't figure out the color keys; they don't seem to match the map zoning.

Please refer to the maps on pages 48, 49, and 50:

In the Cutout area on the eastern boundary, there is a patch that appears light tan to me. That tan area is contained within Parcel 0038 on Tax Map 105, a parcel owned by Thomas Natelli that is zoned agricultural. According to the color code, "agricultural" should be white -- why isn't it white? The color code that appears closest to the tan color on the map is the patch labeled "high density residential,"

which I don't think is intended. Then look at my farm. It lies just north of a line formed by a portion of Peters Rd and a portion of Thurston Rd, ending a bit east of where the power lines are shown. That land is zoned agricultural, so it should be white; yet it appears to me a dark brown color, which is not even included in the color code scheme.

Maybe I'm missing some important clarification contained in the text, but it seems to me the maps, with their color schemes, should stand alone in being easy to read and interpret.

Thanks for your attention,

Nick Carrera 2602 Thurston Rd.

October 7, 2021

Frederick County Planning Commission
12 East Church Street
Frederick, MD 21701

Re: Sugarloaf Plan

Dear Planning Commission:

Thank you for your time and attention regarding the Sugarloaf Treasured Landscape Management Plan. This planning process is extremely important, and I hope to clarify some very important issues that are being glossed over and / or misconstrued, particularly as a part of the public comments.

My family has owned and operated our business in the Urbana area for 20+ years. We are **West of I-270**, at the NW Corner of Rt. 80 / I-270 (8710 Fingerboard Road). Our 19.6 acre property has had General Commercial (GC) zoning on it for 20+ years, likely much much longer. Frederick County Land Use plans have recommended Commercial Zoning in the vicinity going back to the 1950's or 60's. "Hold the Line" at 270, or "No Development West of 270" is an inaccurate and overly-simplistic attempt to change the land planning conversation. We wouldn't have been able to open our retail / contracting business without General Commercial zoning on the West Side of 270.

Last week I spoke at the Urbana firehouse community meeting. I talked about how the comments being made directly affect our business, our property and zoning. I was re-assured that this fight wasn't about us, that it was about something bigger. I told them that I appreciated hearing their sentiment, but that's not what's coming through in the public comments. Several people told me they weren't against development at a highway interchange.

I've learned that part of this "Hold the Line" effort is to place a "conservation type overlay" that would restrict the use of our property. I read online recently a letter by Kai Hagen to the MoCo alliance, that our property and others are "small and regrettable exceptions" to holding the line at 270. If the Highway Interchange properties have had GC zoning planned on them since the 50's or 60's, how are they "small and regrettable exceptions"? With all due respect, I think the more accurate portrayal is that Commercial Development has always been planned for the highway interchange, it's not a mistake or an oversight. The Livable Frederick Master Plan more recently re-affirms the same thing.

Attached is Page 45 from The Livable Frederick Master Plan:

Much of the Point of Rocks Community Growth Area is developed in the form of low density, suburban residential subdivisions. However, opportunities for higher density mixed use redevelopment may exist within proximity to the MARC Station, while accounting for the significant surrounding floodplain. Therefore, emphasis for growth within the Point of Rocks community will be on transit-oriented, mixed-use development, focused on leveraging the presence of the MARC station.

The Interstate Corridor

The Thematic Plan Diagram identifies a corridor for growth and development along Interstate 270 leading from central Frederick City, through the Ballenger Creek Community Growth Area, and continuing along I-270 through the Urbana Community Growth Area and terminating at the northern edge of Hyattstown (Figure 4). This corridor emphasizes transit-oriented, mixed-use development to be served by a practical and affordable transit line (e.g., Bus Rapid Transit, Transitway) (17) that parallels Interstate 270 and takes advantage of public and private infrastructure improvements extended to the Urbana Community Growth Area in recent decades. Additionally, the Interstate Corridor will continue to capitalize on significant access to regional employment centers by supporting policies that facilitate the development of this area as a prime employment corridor enhanced by livable, mixed-use neighborhoods between the City of Frederick and northern Montgomery County.

Highway Interchanges

Development along this corridor is identified as transit-oriented centers primarily located at existing and planned future highway interchanges. This will occur in concert with the development of transit station locations in order to encourage multi-modal accessibility and a pedestrian-oriented growth pattern.

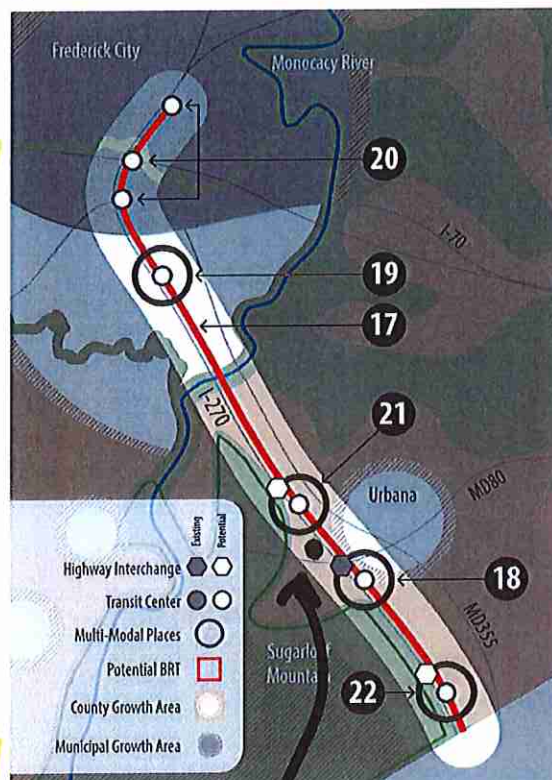
In and around the Urbana Community Growth Area, there is one existing interchange at I-270 and Fingerboard Road (MD80) (18), and there are two planned interchanges at I-270 and Park Mills Road (21) and I-270 and Doctor Perry/Mott Road (22).

As a future transit line along I-270 comes to fruition, highway interchanges will function as natural locations for creating future transit stops and corollary transit-oriented development.

Within Frederick City, there are a number of existing highway interchanges along US15 (20). Given the existing concentration of development and walkability available within Frederick City, any of these locations may be suitable for future transit stops associated with a transit line along I-270.

Finally, as planning for the South Frederick Growth Area continues, the passage of I-270 through this area suggests that there may be long-term opportunities for the creation of an additional transit stop. This will take the form of walkable, mixed-use, higher density development, and will be integrated into future plans for this area (19).

Figure 4: The Interstate Corridor



- 17) Potential Future Mass Transit Corridor
- 18) Urbana Multi-modal Development Surrounding Potential New Transit Station
- 19) Potential Multi-Modal Development at Future Mass Transit Station
- 20) Potential Future Mass Transit Stations
- 21) Potential Multi-Modal Development at Future Mass Transit Station
- 22) Potential Multi-Modal Development at Future Mass Transit Station

• Subject Property

One point I heard made at the community meeting was specifically stating "we don't want growth in our area, it needs to be in an industrial or commercial area – that's where it needs to go". We are located precisely "where it needs to go" - adjacent to the I-270 TECHNOLOGY CORRIDOR.

NIMBY, or "Not In My Back-Yard" will not help Frederick County move forward!

Our property is a perfect opportunity for the future of Frederick County. The big issue that we should all be intently focused on, is how to move Frederick County forward. The Livable Frederick Master Plan lays out a strong viable path forward.

It seems completely appropriate to consider development at the Highway Interchange(s), and along the I-270 Corridor. Commercial Development has remained on the Land Planning Maps for 50+ years. It's part of the plan and always has been. Conserving areas around Sugarloaf, while focusing future development along key corridors and interchanges seems like very sensible planning.

I ask the Planning Commission to continue down the road of studying the I-270 corridor and the Rt. 80 / I-270 interchange as part of a Corridor Plan or Small Area Plan. It makes complete sense.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "David R. Angell", written over the word "Sincerely,".

David R. Angell

October 6, 2021

Frederick County Planning Commission
Winchester Hall
12 East Church Street
Frederick MD, 21701

Re: Sugarloaf Plan

Dear Planning Commission Members:

As a Land Planner with over two decades of experience in Frederick County, I wanted to provide additional perspective into the draft Sugarloaf Plan.

As you are well aware, Liveable Frederick Master Plan (LFMP) established a vision that include all the typical descriptors of Frederick's Future, and ends with the definitive and reinforcing statement on page 29... **"There is SOMETHING FOR EVERYONE."** I believe there is no truer statement that applies to the planning effort before you.

The Sugarloaf planning process has resulted in a tremendous amount of information and data on the virtues of preservation and conservation of certain resources in the study area. However, it was never intended that the initial study area would result in the same regulatory limitations for a majority of the over 17,000 acres.

In fact, when the Sugarloaf planning process kicked off, the Planning Department's briefing book posed a number of questions with respect to how the study area should be evaluated, such as, "What are appropriate locations, scales, densities, and impacts of future land uses or development in the Planning Area?" Development of certain locations of the study area, and doing so in a manner that could complement other goals of the Sugarloaf Plan, was a clear consideration at the onset.

It is also altogether appropriate that you may have a study area that is much larger than the ultimate land use or regulatory initiatives that are intended to be achieved in an area plan, as that allows for the appropriate edges of the plan to be properly defined through the planning process.

Community based planning is an iterative process by nature. It is one that shouldn't be limited to just the initial evaluations and ideals of a few, but formed through collective and collaborative dialogue through multiple lenses. The "edges of study areas" should be carefully considered as these are often transitional areas that may need to consider other influencing factors and competing goals, or in this case another planning effort that has been widely recognized and included in the most recent Livable Frederick Master Plan.

The land immediately adjacent to I-270 and particularly those proximate to the existing and planned interchanges is such land. It would be inconsistent with Livable Frederick to place restrictions on those properties that would preclude them from being studied within a separate and distinct I-270 Corridor Plan.

As Planning staff indicated, while there is no recommendation for land use or zoning changes for those properties, it is nonetheless appropriate for them be considered within the framework of another planning effort for the Corridor and Community Growth Area to the east.

To that end, as you continue to formulate the Sugarloaf Plan it is important for the County to consider:

- The need to capitalize on the strategic opportunity of I-270 connecting Frederick County with the major employment centers to the south.
- Limiting development along half of this strategic public infrastructure does not align with the overall tenets of Smart Growth or Livable Frederick.
- The General Plan in 2000 identified a similar long term planning opportunity for both sides of the I-270 Corridor.

Sugarloaf Plan
October 6, 2021

- There is no sacred line of development in this planning area. Development has already occurred on both sides of I-270 particularly within the 1-mile vicinity of MD 80 where on the west side alone residential, active recreational, institutional and some general commercial already exists.
- Infrastructure is also finite and a limited resource. For the County to realize its other goals and achieve its overarching vision, we must utilize ALL resources available to our community to the maximum extent practical.
- Both the County's Growth Opportunity Strategy and the current Strategic Plan are consistent with and support Frederick County's strategic location along the I-270 corridor as a growth corridor particularly for the need to accommodate the availability of large parcels close to I-270 for employment.

When I hear and read about a narrative such as hold the line, I am perplexed as Liveable Frederick was built off the foundation of inclusion and not segregation of land uses. Development and conservation can coexist, as being connected is what makes a community thrive, not walls and hard lines of division.

As the Planning Commission continues review of the Sugarloaf Plan, it is imperative that we strive for an appropriate balance to fulfill multiple LFMP initiatives in support of The County's Vision and truly realize *'there is something for everyone'*.

I look forward to engaging with the Planning Commission as part of your recommendations moving forward. Attached are few additional exhibits that demonstrate consistency with the Livable Frederick Master Plan for a distinct and separate I-270 Corridor Plan that includes both sides of the interstate'.

Sincerely,
Eric E. Soter, AICP/Eco-District AP



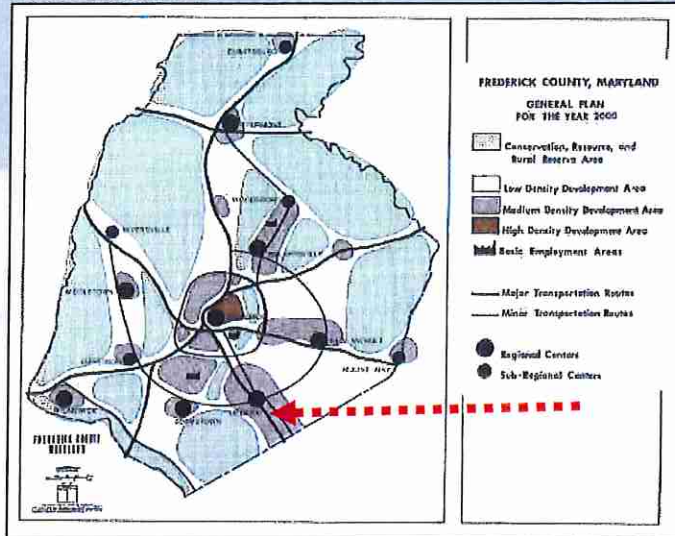
Principal Rodgers Consulting

Cc: County Planning Staff
Attachments

FC Planning Historically Recognized Development Corridor Along I-270

2019 Livable Frederick Plan

2000 General Plan



Economic Development Strategy
for Frederick County, Maryland

Action 8: Focus biosciences targeted development strategy in Frederick County on outreach marketing and engagement to leverage the assets of Fort Detrick, and particularly the Frederick National Laboratory for Cancer Research, as well as *Frederick County's strategic location along the I-270 corridor.*

Outside of office and wet-lab space, a further **concern raised in the interviews was the availability of large parcels close to I-70/I-270** for transportation, distribution, and logistics firms, as well as smaller for-sale properties for the smaller manufacturing firms that have been attracted to the County.



Strategic Plan
Frederick County Maryland

2. JOBS

Frederick County provides interesting and fulfilling jobs to ensure residents have the opportunity to work where they live.

Initiatives:

- 2.1 Implement the Growth Opportunity Strategy
- 2.2 Develop Frederick's competitive advantage through a differentiating brand
- 2.3 Utilize a marketing plan to promote Frederick
- 2.4 Attract and support targeted new businesses and jobs. Seize our opportunities
- 2.5 Retain and grow existing and traditional businesses
- 2.6 Encourage agriculture's economic viability

Livable Frederick Supporting Initiatives

✓ Page 4 The Development Framework:

Multi-Modal Places and Corridors: This scenario focuses on our physical connections to places beyond and within our borders. Existing rail and highway corridors connect Frederick County to the larger Baltimore -Washington Region and this model assumes a development pattern that makes efficient use of these transportation systems to move people, build new mixed use places, and catalyze the redevelopment of aging retail and office developments.

The two primary corridors in this model – the CSX/MARC Frederick Branch and the I-270 Corridor – provide a framework for future development and redevelopment in the southern half of the county. The scenarios were not intended to function as absolute choices between different options, but rather as a way of finding the best aspects of each to ultimately apply to the Livable Frederick Master Plan. The resulting planning document – including the Thematic Plan – was built using the best attributes of each scenario, and in the end, it can be said that the LFMP is the product of all four growth scenarios.

Livable Frederick Supporting Initiatives

✓ Page 39 The Primary Growth Sector:

The Primary Growth Sector articulates the locations and types of development that are to be emphasized as the county grows in future years. Given the significant existing pipeline of development, as well as the cumulative land area surrounding and within existing communities throughout the county that is currently designated in the Comprehensive Plan Map, the Primary Growth Sector may not correspond to locations where the majority of our future county-wide growth will be directed. Therefore, a basic purpose of the Primary Growth Sector is to support the long term strategic shift in the style and location of development that will occur in Frederick County

The Primary Growth Sector is composed of land in and around Frederick City, including the Frederick City Growth Area, the Ballenger Creek Community Growth Area, the South Frederick Community Growth Area, and lands along major infrastructure corridors in the southern portion of the county that connect to regional employment centers. These areas include the Eastalco Growth Area, the Brunswick Community Growth Area, the Point of Rocks Community Growth Area, the Urbana Community Growth Area, and the I- 270 Growth Area.

(it should be noted that the I270 Corridor is separate and distinct from the Urbana Community Growth Area)

Livable Frederick Supporting Initiatives

✓ Page 45 The Interstate Corridor:

The Thematic Plan Diagram identifies a corridor for growth and development along Interstate 270 leading from central Frederick City, through the Ballenger Creek Community Growth Area, and continuing along I -270 through the Urbana Community Growth Area and terminating at the northern edge of Hyattstown. This corridor emphasizes transitoriented, mixed-use development to be served by a practical and affordable transit line (e.g., Bus Rapid Transit, Transitway) that parallels Interstate 270 and takes advantage of public and private infrastructure improvements extended to the Urbana Community Growth Area in recent decades.

Additionally, the Interstate Corridor will continue to capitalize on significant access to regional employment centers by supporting policies that facilitate the development of this area as a prime employment corridor enhanced by livable, mixeduse neighborhoods between the City of Frederick and northern Montgomery County

In and around the Urbana Community Growth Area, there is one existing interchange at I- 270 and Fingerboard Road (MD80) , and there are two planned interchanges at I-270 and Park Mills Road and I -270 and Doctor Perry/Mott Road. As a future transit line along I-270 comes to fruition, highway interchanges will function as natural locations for creating future transit stops and corollary transit-oriented development.

Livable Frederick Supporting Initiatives

✓ Page 95 Goal Settlement Patterns:

Initiative: Mixed Use and Density Promote land use patterns that support accessibility and diversified mobility through the geographic concentration of multi-functional uses, activities and destinations.

5) Identify opportunity sites and determine impediments to mixed use development through consultation with the county's economic and environmental agencies and representatives of the development industry.

8) Prepare corridor and community plans for the redevelopment of targeted areas and provide appropriate zoning strategies, such as redevelopment overlay zones and form -based codes, to support implementation of plans.

✓ Page 96 Goal Planning Methods:

Employ and develop up-to-date and appropriate methods to provide accountability as well as effective, efficient, resilient, and innovative planning and design. Initiative: Small Area Planning Implement small area planning through the Community and Corridor planning process that targets areas that are within growth areas or along transportation corridors between growth areas

Livable Frederick Supporting Initiatives

✓ Page 163 Infrastructure

Ensure that infrastructure needed to support and maintain Frederick County as a great place to live and work is in place to meet the needs of residents and the business community by expanding, augmenting, or creating new infrastructure as opportunities expand to live and work in Frederick County.

Initiative: Business Location Ensure the availability of a diverse inventory of appropriate potential business locations to meet the demands of a growing and diverse business community. Supporting Initiatives:

- 1) Work in conjunction with appropriate Frederick County agencies and government to create a development -ready assessment that the county could use as a tool to evaluate potential areas or sites for future business development and work to ensure that those sites are located appropriately for business expansion.*
- 2) Prioritize infill development and redevelopment within designated business growth areas, commercial corridors, and existing business communities to maximize investment in public infrastructure.*
- 3) Ensure that the County's land use and zoning ordinances allow adequate flexibility to adapt to changing commercial and industrial needs for existing and emerging businesses.*



Noel S. Manalo
301.698.2321
nmanalo@milesstockbridge.com

September 1, 2021

Kimberly Brandt
Frederick County, Maryland
30 North Market Street
Frederick, MD 21701

Re: July 2021 Draft Sugarloaf Treasured Landscape Management Plan
("Draft Plan")

Dear Ms. Brandt:

On behalf of Stronghold, Incorporated ("Stronghold"), I am writing to express Stronghold's objection to the Draft Plan. We appreciate Frederick County Staff's collaboration and communication throughout the Draft Plan's process. In addition, we appreciate the County including Stronghold representatives in the Draft Plan Steering Committee.

By transmission dated October 29, 2020, Stronghold provided to County Staff a proposed "STR Zone" concept. It was our thought and hope that the Draft Plan process could facilitate creating zoning options for the Mountain that would optimize Stronghold's mission efforts now and in the future.

It does not appear the Draft Plan acknowledges any of this, short of perhaps some of the background information.

Herein you will find some section-by-section comments to the Draft Plan. Generally, the land use and zoning regulations referenced in the Draft Plan are troubling. The Draft Plan calls for zoning and use restrictions that could render Stronghold's operations non-conforming, non-compliant and not feasible.

After you have reviewed this letter, we hope to further discuss with you our objections (taking you up on your previous offer to meet and discuss),

so that the County can better understand why Stronghold does not support the Draft Plan.

To the extent we do not itemize below particular portions of the Draft Plan, you are not to imply concurrence, and we reserve the right to articulate additional comments to the Draft Plan in its current form and in future versions.

Introduction and Background

1. Pages 1-3 should incorporate a clearer discussion of if/how the Draft Plan results in Comprehensive Plan Map (Land Use Designation) changes and/or zoning changes to specific properties. Language tracking the explanations in Livable Frederick Master Plan (“LFMP”) pages 15-18, for example, would help.

2. Policy 1.3 (“Ensure that residents, businesses, and students have access to practical and affordable high-speed data services”) appears to be out of place in the Draft Plan. Of what relevance is this to the Planning Area. If there is one, the Draft Plan should explain it.

3. The Planning Area Boundary (Draft Plan p. 8) now excludes a large amount of acreage along I-270 that was included in the original Planning Area Boundary presented to the public previously. What is the rationale for this, as we understood I-270 to be the “hard boundary”.

History and Culture

1. Page 13 discusses a “National Register nomination for the Sugarloaf Mountain Historic District”, and an eligibility determination for listing on the National Register by the Maryland Historical Trust. The Draft Plan should explain why the District was not submitted to the National Park Service for consideration.

2. Sugarloaf objects to Initiative 2D (Draft Plan p. 15 – “Pursue a National Register District nomination for the Stronghold Survey District, which is included in the Maryland Inventory of Historic Properties as record F-7-32.”). Property owners should have some input on whether or not to pursue this.

Stronghold Incorporated and Sugarloaf Mountain

1. Page 19, para. 1 – define “Wetlands of Special State Concern.”
2. Delete “publicly-accessible” from Policy 3.1 (*i.e.*, “Promote Sugarloaf Mountain and the surrounding lands owned by Stronghold, Incorporated as a national model for privately-owned, ~~publicly-accessible~~ open space conservation that provides environmental and health benefits to residents of a major metropolitan area.”). As Stronghold owns the Mountain and its surroundings, accessibility to invitees and guests will be determined by Stronghold. Policy 3.1 should not create any expectations in the reader.
3. Page 23. The picture purports to be of Gordon Strong. The person identified in the picture is not Gordon Strong.
4. Delete Initiative 3C (Draft Plan page 25 – “Partner with Stronghold, Incorporated to establish mechanisms to ensure long-term public access to Sugarloaf Mountain and identify ways in which Frederick County community (residents, government, private organizations) can assist in these endeavors”), for the same reasons discussed above, regarding creating expectations.
5. Stronghold supports Initiative 3D (*Id.* – “Initiate inter-governmental communication with the Maryland State Highway Administration to request a revised signage palette along I-270 and Comus Road for Sugarloaf Mountain that contains variations in color, style, and type design to distinguish the privately-owned mountain from publicly-owned parkland.”) and supports any efforts in this regard.
6. Delete Initiative 3E (*Id.* at 28 – “Support the preservation of Stronghold, Incorporated’s 3,400 acres through a conservation easement device to ensure permanence and protection of all its resources – cultural, environmental, historic – with no reduction in size, integrity, or ecological function.”). This is a breathtaking proposition to publicize prior to discussion with us. It indicates a severe regulatory restriction of property rights, and Stronghold can only read this as hostile in intent.

Land Use

1. Under “Land Use Tools” on page 31 – there should be a discussion and recognition of the concept of existing non-conforming uses, *i.e.*, uses that existed prior to the Frederick County Zoning Ordinance.

2. Policy 4.1 – add language acknowledging existing practices on the Stronghold property, or add a carve out exception for Stronghold property.

3. Policies 4.2 & 4.3 – same comment as # 2 above.

4. Initiatives 4A & 4B (page 36) should include language referencing “with the cooperation of property owners”.

5. Treasured Landscape-Sugarloaf designation, Initiatives 4D-4F, and all accompanying Policies and Maps (Draft Plan pp. 37-59) should all be defined in a way that aligns with Sugarloaf’s proposed STR Zone.

6. Delete Initiative 4G (“Pursue the proposed expansion of the Carrollton Manor Rural Legacy Area to include all of Stronghold, Incorporated’s holdings, adjacent forestlands, and agricultural lands with the Sugarloaf Planning Area”). Similar to our comments to Initiative 3E above, this is a breathtaking proposition to publicize prior to discussion with us. It indicates a severe regulatory restriction of property rights, and Stronghold can only read this as hostile in intent.

Transportation Network

1. Initiative 5D (“Establish a new ‘Scenic Road’ designation to augment and compliment the County’s Rural Roads Program . . .”) should reference the considerations of the STR Zone, to the extent the Initiative implicates roads serving and impacting Stronghold property.

Watershed Water Quality

1. Delete Initiative 6A (“Establish non-residential and non-agricultural building size thresholds in the Sugarloaf Planning Area to reduce impervious surfaces, stormwater runoff, and degradation of aquatic resources.”) or add language carving out, or making exception for, Stronghold property.

2. All references to monitoring and measuring functions, data collection, and data measurement in this chapter should reference “with the cooperation of property owners”.

Forestlands, Green Infrastructure, and Biodiversity

1. There should be language added that acknowledges the established (and recognized as exemplary) practices on the Stronghold property. Any legislation arising from this section should not inhibit or otherwise limit Stronghold's current conservation practices, both current and futures.

Appendix

1. "Sugarloaf Rural Heritage Overlay Zoning District Regulations". The provisions of this section should not apply to Sugarloaf property. Add STR Zone for Sugarloaf property.

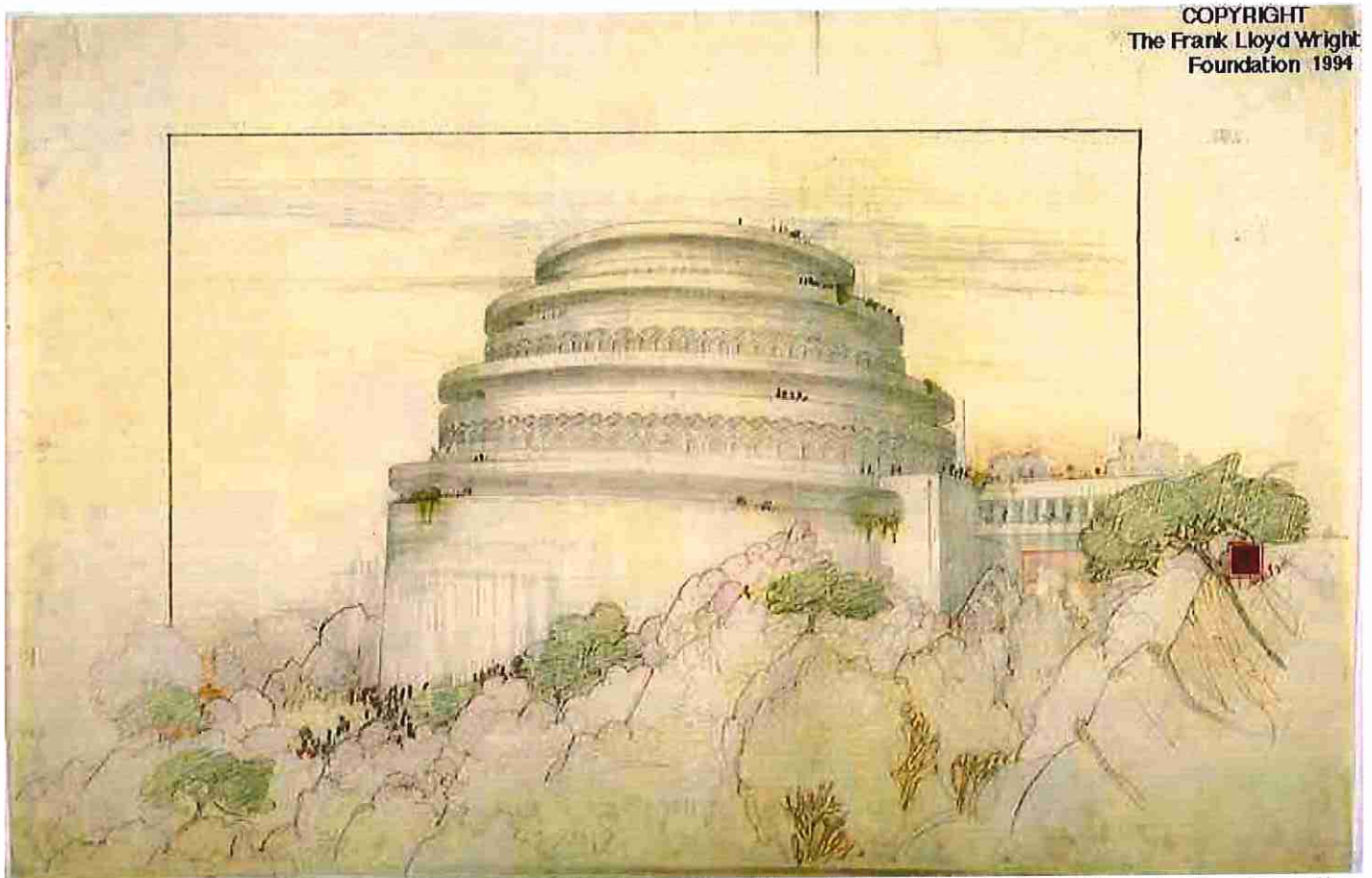
Thank you for providing the Draft Plan. We look forward to further discussing our concerns with you, the Steering Committee, the Planning Commission and the County Council.

Sincerely,



NOEL S. MANALO

cc: Kathy L. Mitchell, Esquire
Stronghold, Incorporated
Walter C. Martz, II, Esquire



Perspective for the Gordon Strong Automobile Objective. Office of Frank Lloyd Wright. Graphite and colored pencil on tracing paper, ca. 1925. The Frank Lloyd Wright Foundation, Scottsdale, Arizona (103)
<http://www.loc.gov/exhibits/flw/images/flw0103.jpg>

Stronghold Zoning District [Language for Sugarloaf Area Plan]

The Sugarloaf Mountain is the centerpiece of the Sugarloaf Small Area. From when Gordon Strong first began acquiring acreage, to the formation of Stronghold, Inc. in 1946, to the present time, the owners of Sugarloaf Mountain have upheld the mission of preserving the Mountain.

With +/- 3,300 Acres of the Mountain under its ownership, Stronghold, Inc. continues the philanthropic mission started by Gordon Strong. With the increasing human population of the area, preserving the natural habitat of the Mountain becomes even more important. The ability to preserve the Mountain requires resources, and as a private non-profit, Stronghold, Inc. ensures that all uses of the property are in furtherance of the preservation mission. National or local government entities do not have primary responsibility for the Mountain; that responsibility remains with the successors to Gordon Strong.

Chicago businessman Gordon Strong first noted the beauty of the Mountain and its surroundings in the early 1900's. After acquiring most of the acreage, Strong set about the hard work of restoring the natural beauty of the Mountain, which was clear-cut and depleted by the nearby Amlong Glass factory, Johnson Forge Furnaces and other industrial uses. Strong had a vision for the Mountain and the ability for people to access the natural features.

In the mid-1920s, Strong worked with renowned architect Frank Lloyd Wright to develop concepts for the "Gordon Strong Automobile Objective". Utilizing the detailed topographic information collected by Strong, Wright developed a concept for an ascending structure whereby visitors could ascend by automobile. Wright's concepts included a dance hall, theater, lounges, restaurants, a constructed pool and waterfall, and a planetarium.

[INSERT JPG(s) from <https://www.loc.gov/exhibits/flw/flw02.html>]

Strong did not follow through on Wright's plans. Strong did raise family on the Mountain and built two residences, including the Strong Mansion, which, in its current configuration, is but one-third the total mansion of Strong's plan. This was in addition to the five (5) other residences located on the property at the time of Strong's purchases.

The various structures and uses were all in service of the main goal: preserving the natural beauty of the Mountain.

Indeed, in his May 17, 1979 Notes for Guidance of [the Stronghold] Trustees, Mr. Donald A. McCormack, Executive Secretary-Treasurer of Stronghold Inc., stated: "*As to the main house and even the grounds, they may be considered as*

subordinate to the mountain as a whole. The house in particular lends itself only to some use incidental to that of the mountain.”

The Strong Mansion event venue, the existing residential uses, the forestry/waterway/natural resource management uses and agricultural uses, and the guest-accessible trails and vistas are all part of Stronghold, Inc.’s unique mission in caring for this central geographic feature. This uniqueness requires a regulatory framework that allows for Stronghold, Inc. and its successors to continue Gordon Strong’s preservation mission in the most flexible way possible. In parallel with Frank Lloyd Wright’s Gordon Strong Automobile Objective, the Stronghold, Inc. Bylaws specify possible uses, including a parking garage, hotel, dining facilities, promenade and other amenities that would make the Mountain accessible and still serve the preservation mission. From the same May 17, 1979 Guidance cited above, Mr. McCormack incorporates a quote from John Kenneth Galbraith:

“The Cult of Wilderness assumes that beauty is to be found only where people are not. But, in fact, man at his best has done far more for landscape than this implies. The Rhine and the Moselle Valleys would not be interesting without vineyards, and Iowa with the red barns and green corn must be more agreeable than what it was a monotonous waste of high grass.” When Mr. Strong made the Willow Pond from a flat field where killdeer nested he said that ‘nature does a fine job of making beautiful scenes, but she does so much better when man helps in a way that his hand is not seen.’”

Stronghold, Inc. continues as steward of the Mountain, and employs full time staff to operate the Mansion event facility, manage forestry/timber/waterway/natural resource projects, upkeep/maintain the grounds, and educate and interact with the public. Stronghold, Inc. requires the maximum amount of flexibility to carry on Gordon Strong’s preservation mission. As such, Frederick County, Maryland is proud to give this one-of-a-kind place the STR Land Use Plan Designation and STR Zoning District.

Stronghold Zoning District

For insertion in the Zoning Districts Sections (§ 1-19-5.120 et seq.)

STRONGHOLD ZONING DISTRICT (STR). The STR zoning district is a Euclidean zone permitting those uses of the Sugarloaf Mountain property and holdings of Stronghold, Inc., as of the enactment of the ____, 2021 Sugarloaf Small Area Plan. All uses in the STR zone existing as of ____, 2021 are considered conforming and approved under any applicable Frederick County, Maryland laws, rules or regulations, including, but not limited to, Chapter 1-16 and this Chapter 1-19 of the Frederick County Ordinance, without need for any other special exception, variance, final plat, or site plan approval(s).

For insertion in Definitions Section (§1-19-11.100)

STR Existing Uses. Those uses existing at the Sugarloaf Mountain property as of ____, 2021 (as detailed in the documentation and records in the Sugarloaf Small Area Plan and on file with the Frederick County, Maryland Planning Department).

For insertion in Supplementary District Regulations

STR ZONE

Permitted Uses. Including the STR Existing Uses, the following uses are permitted by right in the STR Zoning District:

1. Sugarloaf Mountain Preservation and Education Uses. Such uses that facilitate the education and preservation missions of Stronghold, Inc., including, but not limited to: forest/waterway/natural resource management, hiking, trails, viewing/vista areas, and related components, such as vehicular access, parking, restrooms and visitor center structures and amenities.
2. All uses permitted in the A and RC zoning districts as of ____, 2021.
3. Repair and/or reasonable expansion of the STR Existing Uses.
4. Parking Facilities, Promenade Facilities, Seating and Dining Facilities, Hotel Facilities. Article Six, Paragraph 1, Sub-Paragraph 3 of the Stronghold, Inc. Bylaws contemplates the continuing need to make the Mountain available to a growing population, in support of the preservation mission. Specifically, the Bylaws note the above-listed uses, however, as of the ____, 2021 Sugarloaf Area Plan, Stronghold, Inc. has not made definite plans for any of these uses.

A. Upon submission of (i) a concept plan showing new use(s) in relation to the properties in the vicinity, and (ii) a site plan for the new use(s), Stronghold, Inc. or its successors may present one, some or all of the uses listed in # 4 above for consideration by the Planning Commission.

B. The Sugarloaf Area Plan will guide the Planning Commission in its evaluation of the concept plan. Consistent with the goal of allowing Stronghold, Inc. flexibility to carry out its mission, the Planning Commission will make reasonable evaluation of the site development standards presented by Stronghold, Inc., which will generally reference the Resource Conservation and/or Agricultural Zoning Districts for guidance in development standards.

C. The terms of any of the development standards in the balance of the Zoning Ordinance, whether in the Resource Conservation or Agricultural Zoning District, are not mandatory requirements for uses presented for approval under this Section, and are to be referenced only as a guide.



October 8, 2021

Bruce N. Dean
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VIA ELECTRONIC AND REGULAR MAIL

Tim Goodfellow
Principal Planner and Project Lead
Frederick County Government
Division of Planning and Permitting
30 North Market Street
Frederick, MD 21701

Re: Property Owner Comments Regarding the Draft *Sugarloaf Treasured Landscape Management Plan (the "Draft Sugarloaf Plan")*
Tax Map 0105, Parcels 3 (142.94 acres) and 38 (199.97 acres) (collectively, the "Route 80 Interchange Properties"); and Tax Map 0096, Parcel 164 (173.51 acres) (the "Park Mills Road Interchange Property")

Dear Tim:

This firm represents Natelli Holdings II LLC ("Natelli"), the owner of the parcels described above, consisting of approximately 343 acres of land located immediately southwest of the Route 80/Interstate 270 Interchange and referred to above as the Route 80 Interchange Properties, and 173.51 acres of land located along Park Mills Road immediately west of Interstate 270 at the location of a future planned interchange, and referred to above as the Park Mills Road Interchange Property.

On September 7, 2021, Tom Natelli submitted into the record of the Draft Sugarloaf Plan a letter supporting the staff draft and its proposed treatment of the properties on the west side of I-270. On September 15, 2021, the Frederick County Planning Commission, however, voted to include the Route 80 Interchange Properties in the Sugarloaf Planning Area as defined in the Draft Sugarloaf Plan. This letter provides you and the Planning Commission with the following additional points of consideration to be utilized in the review of the Draft Sugarloaf Plan by the Planning Commission.

Natelli firmly believes that neither the Route 80 Interchange Properties nor the Park Mills Road Interchange Property should be included in either the Treasured Landscape-Sugarloaf land use designation or the Sugarloaf Rural Heritage Overlay Zoning District zoning classification, as

Tim Goodfellow

October 8, 2021

Page 2

each are described and defined in the Draft Sugarloaf Plan. These properties present unique strategic opportunities to utilize the extensive existing and planned public infrastructure at existing or future highway interchanges in a way that could enhance the remainder of the Sugarloaf Planning Area. If properly developed, these properties can serve as gateways to the Sugarloaf Planning Area without sacrificing these opportunities for future economic development, as specifically called for in the framework and goals of the Livable Frederick Master Plan ("LFMP"). Therefore:

- Natelli objects to the application of the proposed "Treasured Landscape-Sugarloaf" land use designation to either the Route 80 Interchange Properties or the Park Mills Road Property as set forth in Initiative 4D of the Draft Sugarloaf Plan
- Natelli objects to the application of the proposed "Sugarloaf Rural Heritage Overlay Zoning District" to either the Route 80 Interchange Properties or the Park Mills Road Property as set forth in Initiative 4F of the Draft Sugarloaf Plan
- Natelli supports the proposed future review of the Urbana Corridor and the I270 Corridor in a holistic manner and including both the Route 80 Interchange Properties and the Park Mills Road Interchange Property within that review, "in anticipation of transportation enhancements along I-270 and the subsequent possibilities for mobility and land use options, including the growing sectors of biological sciences and technology services in the I-270 corridor" as set forth on page 43 of the Draft Sugarloaf Plan and as more fully discussed and described in the LFMP (see Exhibit A enclosed with this letter).

We believe that the Planning Commission, in evaluating the Sugarloaf Planning Area and the future Urbana and I270 Corridor Plans, can ensure that both planning principles, that of heritage area preservation and that of needed economic development, are each given their proper consideration, and that such consideration can have mutually beneficial outcomes. In other words, Natelli does not see this as a battle between EITHER rural preservation OR economic development, but one in which successful outcomes for both principles can be achieved.

Thank you for your attention to and consideration of this application. Should you have any questions, please feel free to contact me.

Very truly yours,

McCURDY, DEAN & GRADITOR, LLC



Bruce N. Dean



Tim Goodfellow

October 8, 2021

Page 3

cc: Tom Natelli
Dusty Rood
Eric Soter

Figure 4: The Interstate Corridor

